

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Forest Grove Downtown Historic District

other names/site number N/A

Name of Multiple Property Listing N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

street & number Roughly bounded by 1 parcel north of 21st Ave, Ash St, 19th St, and A St ☐ not for publication

city or town Forest Grove ☐ vicinity

state Oregon code OR county Washington code 067 zip code 97116

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance: national statewide X local

Applicable National Register Criteria: X A B X C D

Signature of certifying official/Title: Deputy State Historic Preservation Officer Date

Oregon State Historic Preservation Office
State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

 entered in the National Register

 determined eligible for the National Register

 determined not eligible for the National Register

 removed from the National Register

 other (explain:)

Signature of the Keeper

Date of Action

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5. Classification

Ownership of Property

(Check as many boxes as apply.)

- ☒ private
☐ public - Local
☐ public - State
☐ public - Federal

Category of Property

(Check only **one** box.)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
27	10	buildings
		site
		structure
		object
27	10	Total

Number of contributing resources previously
listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/department store

RELIGION/religious facility; church

SOCIAL/meeting hall

GOVERNMENT/city hall

RECREATION & CULTURE/theater

FUNERARY/mortuary

EDUCATION/library

Current Functions

(Enter categories from instructions.)

COMMERCE/specialty store

RELIGION/religious facility; church

RECREATION & CULTURE/theater

SOCIAL/meeting hall

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE VICTORIAN/Italianate

LATE 19TH & 20TH CENTURY REVIVALS/

Colonial Revival

LATE 19TH & EARLY 20TH CENTURY

AMERICAN MOVEMENTS/Bungalow

MODERN MOVEMENT/Art Deco

Materials

(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK

STUCCO

roof: ASPHALT

other: WOOD/weatherboard

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity).

The Forest Grove Downtown Historic District is located at the heart of the City of Forest Grove in Washington County. The approximately 9.2-acre district is a commercial area composed of one-to-three-story buildings of primarily brick and concrete construction. At the heart of the irregularly shaped district is the intersection of Pacific Avenue (State Highway 8) and Main Street. The outside boundaries are one parcel north of 21st Avenue on the north, Ash Street on the east, two parcels south of Pacific Avenue on the south, and A Street on the west. Most properties face onto Pacific Avenue or Main Street within this urban grid. Of the 39 buildings in the district, 27 are contributing (69%) and 10 are non-contributing (26%). Two (5%) are already listed in the National Register of Historic Places, so they are not part of the total number of contributing buildings but are counted separately. The district comprises 39 properties constructed between circa 1890 and 1990, with the vast majority of the buildings having been constructed in the last decade of the 19th century and the first three decades of the 20th century. The largest number of buildings that are still extant today were constructed in the 1920s. Two buildings within the district are individually listed in the National Register – the Woods & Caples General Store (2020 Main Street) and the First Church of Christ, Scientist (1904 Pacific Avenue). The typical building in the district is located directly in back of the front sidewalk and is a party wall structure with neighboring buildings. There are very few vacant lots, or lots used for surface parking in the district. As a result, it conveys a cohesive urban character with most buildings consisting of a one- or two-part blocks and traditional storefronts. Typical changes to the buildings include the removal of some details at the cornice; the insertion of a newer storefront; and/or newer windows. However, as a whole these changes do not predominate, and the district retains very good integrity. As a contiguous grouping of late 19th and early 20th century commercial resources, the Forest Grove Downtown Historic District retains its historic character and continues to convey its significance as the urban heart of Forest Grove.

Narrative Description

LOCATION AND SETTING

Forest Grove is located in western Washington County, 25 miles west of Portland, Oregon, and 42 miles east of the Pacific Ocean, near the eastern slopes of the Oregon Coast Range. The Forest Grove Downtown Historic District is – fittingly – located at the heart of Forest Grove's downtown commercial center and is focused on the intersection of Pacific Avenue and Main Street. Pacific Avenue is an east-west street that is also Oregon Route 8 (also seen as the Nehalem Highway), which extends from the west side of Forest Grove to Hillsboro. Within downtown Forest Grove it operates as a couplet with 19th Avenue. Main Street stretches from 16th Avenue, about four blocks south of the intersection of Pacific Avenue and Main Street, to NW David Hill Road, about 1.2 miles north of this intersection. This represents the northern edge of the urbanized area. Parallel to and east of Main Street is the southbound College Way, which represents the west boundary of Pacific University and the east boundary of the historic district. The campus is further bounded by University Avenue on the north, Cedar Street on the east, and Pacific Avenue on the south.

The historic district itself is irregular in shape but can generally be described as extending one parcel deep on the north and south sides of Pacific Avenue and one-and-two parcels deep east and west of Main Street to just north of 21st Avenue on the east side of Main Street. It stops short of the Pacific University campus. Buildings are one-to-three stories in height and in most cases are sited directly at the back of the sidewalk. There are very few parking lots in the district. As a result, the built environment is relatively continuous. Buildings date from circa 1890 to 1990 and are typically constructed of brick or

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concrete. Streets are typically two lanes with on-street parking. Decorative brick paving embellishes the crosswalks at Pacific Avenue and Main Street. Street trees and newer decorative street lighting fixtures, both of which date to 2007, are also characteristic of the area.

Forest Grove is located at the intersection of four townships. Beginning in the northwest and traveling clockwise, they are: Township 1N, Range 4W; Township 1N, Range 3W; Township 1S, Range 3W; and Township 1S, Range 4W. This intersection occurs at Pacific Avenue between A and B Streets, just west of Pacific Avenue and Main Street. The Forest Grove Downtown Historic District is located solely within the original Town Plat for Forest Grove, which was platted in 1850. The city was incorporated in 1872.

ARCHITECTURAL STYLES AND BUILDING TYPES

Most of the buildings in the Forest Grove Downtown Historic District are one- and two-part commercial blocks, which are building types that can also include architectural detailing that associates them with particular architectural styles.¹ These commercial buildings display the archetypal components of what we think of as an American Main Street, with a storefront at the ground level and a parapet above that allows room to display the building name and/or signage. In the case of two or more story buildings, regularly spaced one-over-one-light, double-hung windows or paired, double-hung windows above the ground floor light interior spaces that are often offices (typical) or residential spaces (historically) or sometimes large open spaces, such as in fraternal halls. The typical components of a storefront include display windows, a recessed entry, and transom windows above.

The common "Main Street" building seen in Forest Grove's Downtown Historic District was described as follows in the 2018 historic context that preceded this National Register nomination. This is followed by a discussion of a typology of commercial buildings developed in Richard Longstreth's *The Buildings of Main Street, A Guide to American Commercial Architecture*, which is commonly used to identify these building types and forms.²

Forest Grove's typical "Main Street" commercial structure built before 1930 is one- to two- stories in height and has a flat roof. The top of the façade is often ornamented with a cornice, though these were often removed in later years due to maintenance and safety concerns. The primary cladding is brick, sometimes covered with stucco. The ground floors are defined by storefronts with large glazed openings. Second story windows are primarily double-hung. The buildings from the 1890s may show Italianate influences with arched second story windows, such as the Ingles and Porter Building (1892) at 2036 Main Street.³ The second story bay windows of the Caples & Thomas Building (1893) at 2020 Main Street show the influence of the Queen Anne style.⁴ Slightly later buildings show the influence of the Chicago style with its wider, three-part window openings, as well as the neoclassical influence of the Beaux-Arts. Both can be seen in the three-story First National Bank of Oregon building (1914) at 2004 Main Street, with its pedimented second-story windows.⁵

The following is a description of the typical commercial buildings found in the Forest Grove Downtown Historic District.⁶

¹ This typology of commercial buildings is drawn from Richard Longstreth's *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

² Richard Longstreth, *The Buildings of Main Street, A Guide to American Commercial Architecture* (Updated Edition). Walnut Creek, CA: Alta Mira Press, 2000.

³ Also called Second Renaissance Revival when seen on commercial storefronts like these.

⁴ Note that square bays are most often associated with the Italianate style, which is consistent with the style noted for this building. Canted bays are more typically seen in Queen Anne buildings.

⁵ Pinyerd, 2018:57.

⁶ Note that the list of available architectural styles and building types in the Oregon Historic Sites Database lists most of these buildings as "Commercial (type)" without further differentiating the different form types. Modern, typically post-World War II

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One-Part Commercial Block

A One-Part Commercial Block is a one-story building, typically with a flat roof and tall parapet on the frontage. The buildings are typically located directly in back of the public sidewalk and are often partywall structures with neighboring buildings, as is often the case with the buildings along the heart of Main Street in Forest Grove. The lower level contains the storefront. Longstreth has noted this type as, "a simple box with a decorated façade and thoroughly urban in its urban overtones."⁷ In the West, this type was first seen in the wood Western False Front. This building type continues to be built to this day. A typical One-Part Commercial Block is the circa 1890 Anderson building at 2008 Main Street, which houses Van Dyke Appliance today. A more recent building is the circa 1970 restaurant at 2007 21st Avenue. There are far fewer One-Part Commercial Block buildings in the Forest Grove historic district than Two-Part Commercial Blocks. The One-Part Blocks tend to be 'background' buildings with few overt stylistic details. When decorative features are present, they are often relatively subdued. An example is the building that houses Van Dyke Appliance.

Two-Part Commercial Block

A Two-Part Commercial Block is a two-to-four story building, typically with a flat roof and tall parapet on the frontage. A distinctive cornice is also a characteristic of this type. The buildings are typically located directly in back of the public sidewalk and are often partywall structures with neighboring buildings, although varying heights can change this factor. The lower level contains the storefront, as in the One-Part Commercial Block. The upper stories can be occupied by offices, residences, or hotel uses, or sometimes a large open space, as in the case of fraternal halls. This arrangement is expressed in distinct, horizontal "zones," with the storefront at ground level and differing window types above, often single or paired double-hung or three-part windows. The windows are typically vertically aligned if the building has multiple stories. Brackets or paired brackets often supported an ornate cornice on early examples, as can be seen in the National Register-listed circa 1893 Caples and Thomas Building at 2020 Main Street. According to Longstreth, this building type was prevalent from the 1850s to the 1950s, having emerged as a distinctive type in the late 19th century.⁸

A Two-Part Commercial Block can display a variety of architectural expressions. The 1893 Caples and Thomas Building is listed as Italianate in style. The three early 1890s buildings at 2030, 2032-2036, and 2038-2040 Main Street are also referred to as Italianate, although they can also be referred to as Second Renaissance Revival style, because of the round or elliptical-arched windows at the second level, and prominent window hoods. Other Two-Part Blocks may display details from other eras that nonetheless do not overtly speak to a particular architectural style. Examples here are the buildings at 2001-2003 Main Street (1917) and 2007-2011 Main Street (1926), which have simple geometrical details at the parapet. The overall form type, the presence of first floor storefront windows, with a symmetrical arrangement of windows above, and the common use of brick masonry construction and stucco finishes on these buildings ensure that they convey continuity and communicate an urban presence.

Art Deco

Forest Grove's Art Deco theater, the Forest Theater, displays all the characteristics of this style as seen in a "Main Street" movie theater. Art Deco, which was popular in the 1920s and evolved into the Art Moderne style in the 1930s, was a popular style for theaters, in part because of the era in which they were built and in part because of the "showiness" of the style. The characteristics of the Forest Theater that display the elements of the Art Deco style are primarily the design of the blade sign with its vertical emphasis, the faceting on the front façade, and the angled ticket booth at the entry. In the commercial

commercial buildings are often called, "Commercial Modern (type) in the Database.

⁷ Longstreth, 2000:54.

⁸ Longstreth, 2000:24.

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office wing of the building, which extends to the east, the vertical emphasis in the architectural detailing on the front façade affiliates it with the Art Deco style, while the curved, horizontal lines on the parapet are more closely aligned with the Streamlined Moderne (or Art Moderne) style. Note that similar details can be found on other commercial buildings in the downtown.⁹ The 1923 Paterson Building at 2013-2017 Main Street displays modest Art Deco details. The Theatre in the Grove at 2028 Pacific Avenue also has Art Deco details but because this theater was built in 1914, those details were probably added later.

Colonial Revival

The Colonial Revival and Georgian Revival styles are closely related. The National Register nomination for the Tualatin Academy (Old College Hall, 2021 College Way) called the building "Colonial/Georgian."¹⁰ Architectural historian Rosalind Clark, who authored *Architecture, Oregon Style*, includes a chapter on "Colonial and Georgian Styles 1910-1935" for this era.¹¹ In discussing Georgian style residences, she notes, "Georgian houses typically have a two-story rectangular volume, bilateral symmetry, window shutters, and often a pedimented doorway." This description also applies to Colonial Revival residences. She notes that both the Colonial and Georgian styles were also seen in commercial, multi-family, and public buildings.¹² The American Legion No. 2 building in the Forest Grove Downtown Historic District is referred to here as Colonial Revival in style, in contrast to the similar Georgian Revival United Church of Christ, Scientist, due primarily to its more rectilinear appearance, with the rather severe front entry portico, the presence of quoins on the front façade, and the port-hole style windows and multi-light sidelights framing the entry.

Georgian Revival

The First Church of Christ, Scientist at 1904 Pacific Avenue is one of Forest Grove's most elegant buildings. This Georgian Revival building was listed in the National Register of Historic Places in 1993.¹³ The 1916 building was designed by Chicago architect Spencer S. Beman and built by Forest Grove builder James S. Loynes. The following description of the building, taken from the National Register nomination, notes many of the architectural characteristics of the style.

*Exterior elevations are characterized by red face brick, boxed cornice with unadorned frieze, tall Roman-arched windows and Palladian windows with divided lights. The taut, restrained scheme is relieved by a central entrance pavilion which modestly breaks out of the north wall plane and by projecting bays at either end of the longer A Street frontage. In the relatively small-scale building, dignity is conveyed by the generous articulated window openings and a double-leaf, glass-paneled entryway with fanlight. The main entrance is crowned with a single projecting keystone. Simplicity and restraint are the keynotes throughout.*¹⁴

⁹ The Theatre in the Grove Building at 2028 Pacific Avenue displays Art Deco details, but the building itself predates the style, so these may have been added later.

¹⁰ Paul B. Hartwig, *Tualatin Academy National Register of Historic Places Inventory – Nomination Form*, 1973 (74001722). On file, On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

¹¹ Rosalind Clark, *Architecture, Oregon Style*. Portland, OR: Professional Book Center, 1983:158.

¹² Ibid.

¹³ Gladys Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form* (93001505). On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994. Accessed January 2020. Note however that the First Church of Christ, Scientist is listed in the National Register as a Colonial Revival building.

¹⁴ Gladys Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994. Accessed January 2020:Section 8, Page 1A.

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Temple Front Building

A Temple Front Building recalls Classical influences and Greek and Roman architecture, with columns along the frontage. The buildings are generally one- and two-stories in height and often take Greek architecture for their inspiration, as does the 1923 Holbrook Masonic Lodge building at 2019 Main Street. The form became popular in the 1820s and 1830s in older parts of the country, when the Greek Revival style was popular. When the style was revived in the early 19th century, it was most often used for banks, to send the message of solidity and conservatism. Two versions of the type were popular, those that had a portico of four or more columns extending along the building frontage or facade, and those in which a recessed entrance was framed by twin columns set between sections of an enframing wall.¹⁵ Note that the style of the Holbrook Masonic Lodge is referred to as "Exotic Revival" in the survey for the downtown.

Modern Style

The United Church of Christ, Congregational (originally the site of the First Congregational Church) at 2032 College Way in Forest Grove displays two major periods of development today (it is historically the fourth Congregational church on the site).¹⁶ The building to the south was constructed in 1959 and displays aspects of the Northwest Regional Style, although it is clad in brick rather than the more typical wood. Aspects of the style that are present in this building are the post-and-beam construction and the extensive use of glass. The use of materials for decorative effect, as in the texture of the brick and the design of the muntins in the window, is a characteristic of the style. The overall form of the building, with its pitched roof with deep, overhanging eaves, is also indicative of the Northwest Regional Style. The 1976 addition to the north is Neo-Expressionist in style. Aspects of the building that convey this style is its expressive and unconventional form and overall asymmetry. Both are Modern styles and representative of their respective eras.¹⁷ The building may become eligible for listing in the National Register in the future for its association with Pacific University and the development of the town.

INTEGRITY

The integrity of the Forest Grove Downtown Historic District is very good. The Period of Significance is circa 1890 to 1940, the date of the earliest buildings in the district to just before World War II. After this date, very little new construction occurred in the downtown.¹⁸ The district, which is composed of 39 properties, has a high percentage of contributing buildings at 69% (percent). Most of the buildings (33 out of 39 buildings) were constructed between 1890 and the 1920s and most are commercial buildings, ensuring that the district also displays a high level of visual cohesiveness. Typical changes to buildings in the district are the removal of the ornate cornice or aspects of the cornice and parapet; the insertion of a new storefront at the ground level; and window replacements. The removal of a cornice or cornice elements does not, in and of itself, render the building non-contributing to the district.¹⁹ The insertion of a new storefront typically rendered the building ineligible only if it was a one-story building. This is because in these instances, this new element makes up about half of the front façade, whereas in a multi-story building, this change would not be as visually dominant. The addition of replacement windows would only render a building ineligible if the windows were in new or enlarged openings, displayed a different type of sash (for example, sliding sash instead of double-hung sash), or were constructed of materials that were inconsistent with the style and era of the building.

¹⁵ Longstreth, 2000:100.

¹⁶ "History of Forest Grove United Church of Christ," Forest Grove United Church of Christ, <http://www.fgucc.org/>, Accessed April 2020. The congregation here as well as across the country was renamed the United Church of Christ in 1957. According to the church's website, it is the oldest mainland United Church of Christ congregation west of Missouri,

¹⁷ Note that the building is classified as "Modern Period: Other" in the survey.

¹⁸ Note that no construction occurred in the 1930s. This is very common, as this era encompassed the Great Depression.

¹⁹ It is very common for cornices or cornice elements to have been removed from a commercial building of this era. They were typically removed for safety reasons.

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Several studies over time have recommended that Forest Grove create a downtown historic district, which is one indicator of its integrity. A downtown historic district was first recommended in 1993, when the city hired Peter J. Edwards to prepare a historic context for the city as a whole. In 2006, a Determination of Eligibility was undertaken for the Forest Grove downtown area that resulted in a recommendation for a Multiple Property Submission for fifteen properties in the downtown, most of which are nominated as a part of this historic district.²⁰ The intensive-level surveys undertaken for this study further confirmed the eligibility and significance of the Forest Grove Downtown Historic District.

The possibility of a downtown historic district was again discussed in the city's 2016 Preservation Plan. A public opinion survey of the citizens of Forest Grove was undertaken at that time. The results of this survey showed that, of the 235 residents who responded to this question, 60% of residents were in favor of a downtown historic district, while 26% were unsure, and 14% did not favor a district at that time.²¹

An architectural survey of the Original Town Plat and a comprehensive historic context for Forest Grove was undertaken in 2018. One of the goals for this project was to make recommendations for potential eligible historic districts. A recommendation was made for proposed boundaries for a downtown historic district, as well as the Areas of Significance (Commerce and Architecture), the Period of Significance (1890 to 1940) and Level of Significance (Local).²² This nomination is consistent with the recommendations made in this study, with the exception of a slight modification of the district boundary.

²⁰ Elizabeth O'Brien and Jason Allen, *Determination of Eligibility for the National Register of Historic Places Multiple Property Submission for the City of Forest Grove Central Business District*. Prepared for David Evans and Associates, Inc. and the City of Forest Grove. Archaeological Investigations Northwest, Inc., (Report No. 1762), December 6, 2006.

²¹ Bernadette Niederer and David Pinyerd, *Forest Grove Preservation Plan 2017-2026*. Prepared for the City of Forest Grove Historic Landmarks Board. Prepared by Historic Preservation Northwest. September 27, 2016:6. See also Appendix C.

²² Ibid.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

COMMERCE

ARCHITECTURE

Period of Significance

1890-1940

Significant Dates

1890 – Estimated date of earliest buildings

1940 – Onset of World War II era

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation (if applicable)

N/A

Architect/Builder

Berman, Spencer S., architect

DeYoung, James S., architect

Loynes James S., builder

Mauger, Robert, builder

Redetzke, Albert, builder

Taylor, John, builder

Period of Significance (justification)

The Period of Significance extends from the estimated date of the first extant buildings in the district, 1890, to the beginning of the World War II era, 1940. After 1940, no new significant construction occurred in the district until 1959, when the United Church of Christ, Congregational, built a new education building. The Period of Significance encompasses the commercial building type, method of construction, fenestration patterns, and materials that lend the district its cohesive appearance, as well as reflecting the predominant commercial building types and styles found in the Period of Significance.

Criteria Considerations (explanation, if necessary): N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations).

The Forest Grove's downtown area is eligible for listing in the National Register of Historic Places under **Criterion A**, as a cohesive commercial district that represents the business history of Forest Grove. The Area of Significance under this Criterion is Commerce. The Period of Significance is 1890, the estimated construction date of the first commercial buildings in the downtown, to 1940, the construction date of the last significant commercial building constructed in the district before World War II. The Level of Significance is local, meaning that the importance of the district is that it embodies the commercial history of Forest Grove. The district represents a cross culture of individuals, both well-known and ordinary, whose skills and talents contributed to the development and growth of the city. Two buildings within the historic district, the 1916 First Church of Christ, Scientist and the 1893 Woods & Caples General Store, are individually listed in the National Register of Historic Places.

The district is eligible under **Criterion C** as an area that embodies the distinctive characteristics of commercial development in the late 19th and early 20th centuries in Forest Grove. The Area of Significance under Criterion C is Architecture. The Period of Significance is 1890 to 1940 and the Level of Significance is Local. The district displays a cohesive and representative collection of commercial buildings that are typical of this era of development in small towns and neighborhoods in Oregon and beyond. The building types – one- and two-part blocks – are more important than any stylistic distinctions they may display. But that does not mean that the buildings are lacking in style. It means that the collective presence of these buildings are their most distinctive feature. The district displays a remarkable integrity, with 68% of the buildings contributing to the district.²³ The Level of Significance means that the district is important as a representation in architecture of Forest Grove's commercial history.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

HISTORIC CONTEXT

The following historic overview is drawn primarily from the historic context prepared for the City of Forest Grove as a whole in 2018.²⁴ It is also drawn from a historic context developed for Forest Grove in 2006 for an evaluation of 15 properties in the downtown.²⁵ The discussion of the built environment is taken from the Sanborn Fire Insurance maps for Forest Grove, which are available for the years 1884, 1888, 1892, 1902, 1912, and 1939. This context is focused on the development of the downtown as it reflects the city's economic growth and its social institutions. At the heart of the city and adjacent to the district's eastern boundary is Pacific University, originally Tualatin Academy, founded in 1849. Within the district is United Church of Christ, Congregational, originally the First Congregational Church, which was founded by the same missionaries who founded the academy. The growth of downtown Forest Grove is inextricably linked with the founding and development of both of these institutions.

Native Peoples and Early Explorers - Pre-Contact to Early Settlement

The land on which Forest Grove is located today is believed to have been occupied by the Tualatin band (Atafaliti) of the Kalapuya Indians in the pre-contact era, who were part of the Penutian language group.²⁶ The Tualatins were one of at least a dozen bands with defined territories, the Tualatins being located in present-day

²³ Twenty-seven out of the 39 buildings in the district are contributing to it. The two individually listed buildings are counted separately.

²⁴ David Pinyerd, Bernadette Niederer and Holly Borth, *Forest Grove, Oregon: Historic Context* (Second Edition). Prepared for the City of Forest Grove's Historic Landmarks Board. Prepared by Historic preservation Northwest. August 30, 2018.

²⁵ Elizabeth O'Brien and Jason Allen, *Determination of Eligibility for the National Register of Historic Places Multiple Property Submission for the City of Forest Grove Central Business District*. Prepared for David Evans and Associates, Inc. and the City of Forest Grove. Archaeological Investigations Northwest, Inc., (Report No. 1762), December 6, 2006.

²⁶ Pinyerd, 2018:7

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Washington County. They lived in as many as 15 winter villages, which were self-governing but shared common hunting territories.²⁷ Beginning in the late 18th century, the native populations were decimated by disease, genocide, and settlement patterns that prevented their traditional food gathering practices in just a 50-year period.²⁸ The Tualatin Indians were removed to the Grand Ronde Reservation in 1856.²⁹

The opening of what became the Oregon Territory and later the state of Oregon to Euro-American settlement began in the late 18th century. In 1792, Captain Robert Gray became the first Anglo-American to explore the coast of the Pacific Northwest. He was followed by Captain George Vancouver. Renown explorers Meriwether Lewis and William Clark and the Corps of Discovery, at the behest of American president Thomas Jefferson, traveled down the Columbia River in 1805, mapping the territory and recording the people, plants, and animals they encountered.³⁰ Their explorations were followed by the arrival of fur trade companies from Britain, Canada, and eventually the American east coast to Oregon and the Pacific Northwest. Wilson Price Hunt of the Pacific Fur Company founded Fort Astor at what is now Astoria in 1811. This was eventually taken over by the British and renamed Fort George. The North West Company of Montreal founded two posts on the Upper Columbia in 1809 and 1810. In 1821, the Hudson's Bay Company – which also trapped in the Tualatin Valley – took over the North West Company and Fort George, but in 1825, established their headquarters at Fort Vancouver.³¹ The tension between the British and American governments over their joint occupation of the Pacific Northwest was to come to an end in 1848 when President Polk accepted the Oregon provisional government and signed a bill authorizing territorial organization.³² The opening of the Pacific Northwest to the fur trade was followed by the arrival of missionaries. Jason Lee traveled through Fort Vancouver before establishing a Methodist mission in the Willamette Valley in 1834. Missions at Oregon City, The Dalles, and the Clatsop Plains followed. They were to pave the way for future settlement in what has become known as the Great Migration, which began in 1843 with more than 800 arriving in Oregon via the overland Oregon Trail route.³³

There are no known built environment resources in downtown Forest Grove that reflect this period in Forest Grove's development.

Early Settlers in Forest Grove – the 1840s to the 1860s

The Tuality District, as Washington County was first known, was one of Oregon's four original counties. It was created in 1843 and encompassed western Washington and northwest Oregon. In 1849, it became known as Washington County, with Hillsboro established as the county seat in 1850. Settlement began in the fertile Tualatin Plains, generally the location of Hillsboro and Forest Grove today, in the 1840s. The area where Forest Grove is located was generally known as the West Tualatin Plains, whereas Hillsboro occupied the East Tualatin Plains. Most early settlers farmed (many raising wheat or oats) or worked in the developing lumber industry.³⁴ Farmers transported their crops to Portland and the Willamette Valley via boat and primitive wagon roads when weather allowed.³⁵

The earliest settlers in the Forest Grove area were Alvin T. and Abigail Smith, who arrived in 1841 and claimed land south of Forest Grove near today's Carnation.³⁶ The Smiths were part of the group of missionaries who were brought to Oregon by the Reverend Harvey Clark.³⁷ Other settlers arrived and also took up Donation

²⁷ Carl Abbott, *Portland in Three Centuries, The Place and the People*. Corvallis, OR: Oregon State University Press, 2011:12.

²⁸ Pinyerd, 2018:1.

²⁹ Note that some of the Tualatin Indians were re-settled at the Siletz reservation.

³⁰ Abbott, 2011:12.

³¹ Janice Marschner, *Oregon 1859, A Snapshot in Time*. Portland, OR: Timber Press, 2008:251.

³² Pinyerd, 2018:10.

³³ Pinyerd, 2018:2.

³⁴ Marschner, 2008:251. Note that Carnation was also sometimes referred to as South Forest Grove.

³⁵ Washington County cut a road through the hills in 1852 to give wheat farmers and stockmen on its northern edge an alternative route to the Willamette terminus, but the road fell out of use by the early 1870s. Abbott, 2011:24.

³⁶ The Smith's home is near what would become Carnation, an industrial center that developed around the railroad about a mile south of Forest Grove.

³⁷ Pinyerd, 2018:2.

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Land Claims after the Smiths. Thomas G. and Sarah Naylor settled on their claim of 562 acres in 1844. The Walkers established their Donation Land Claim of 389 acres in 1849. Today much of this land is located in what is now Naylor's Addition and the Walker-Naylor Historic District. Reverend Harvey Clark, who led the missionaries to Forest Grove, settled on a land claim east of the Naylor's and south of the University. He would become the minister of the First Congregational Church.

After the Whitman Massacre of 1847, missionaries throughout the Pacific Northwest retreated to a safe location while they waited out the settling of Indian activity. The West Tualatin Plain was a safe place, and "as a result, the Forest Grove area had a significant density of well-educated, Christian people that were inclined to support an educational establishment."³⁸ The land for the academy was donated by pioneer families. Its location near the Congregational Church, founded by Rev. Clark in 1845, provided a spatial and symbolic center for the emerging community. The focus began its shift from agricultural production on land claims to education, with new settlement occurring around the Church and Academy."³⁹

Forest Grove grew up around the Tualatin Academy, which was founded in 1848 by Reverend Harvey Clark, Reverend George H. Atkinson, and Tabitha Brown. Tabitha Moffatt Brown, who had arrived in Oregon in 1846, made arrangements for using a local meeting house as an orphan school "out of concern for the many children orphaned while traveling the Oregon Trail." It was established as a school for orphans and Indian children in the Congregational Church's log cabin. Also in the summer of 1848, the Reverend George H. Atkinson came to Oregon. He had been commissioned by the Home Missionary Society of the Congregational Church Association to "found an academy that shall grow into a college....on the New England model." Atkinson drew up plans for a new educational institution based on the orphan school. In 1849, the Territorial Legislature gave its official sanction to the new school. By 1854, a new charter had been granted, establishing "Tualatin Academy and Pacific University." It was Oregon's second oldest college.⁴⁰ The University awarded its first baccalaureate degree in 1863. The 1850 Tualatin Academy building (Old College Hall) is still standing on the west side of the Pacific University campus, adjacent to the east boundary of the historic district. It was recorded in the Historic American Building Survey in 1934 and listed in the National Register of Historic Places in 1974.⁴¹

The Tualatin Academy in many ways set the tone for the future of Forest Grove. As historians David Pinyerd and Bernadette Niederer describe it, many of the town's civic and religious leaders were also involved in founding and running the Academy. They selected the name for the town in 1851. Three of these early settlers, Reverend Harvey Clark, Elkanah Walker, and William Stokes, donated the land on which the campus was developed. Additional lots that were donated were sold to raise money for the construction of College Hall in 1850. Subdividing large lots into smaller ones and selling them to families and businesses helped to form the downtown core of Forest Grove, which bounds Pacific University to the west and south. The sale of lots brought more activity into this area and Forest Grove began to have a defined nucleus.⁴²

The town gained additional population when farmers and their families created second homes in town to avail themselves of educational and business opportunities that were difficult to access from the large Donation Land Claims. Farming continued to be the main source of prosperity in the area, but between 1850 and 1860, growth in non-farm jobs "jumped" and other individuals were attracted to the growing opportunities in the town.⁴³

In the 1860s, Forest Grove still had a population of less than 100 adults. Subdivided lots were still sizable, containing one to four acres and many families were self-sufficient, whether living in town or on the Donation

³⁸ Ibid.

³⁹ Ibid.

⁴⁰ Marschner, 2002:252.

⁴¹ Note that the date of construction varies with different sources, from 1849 to 1851. Note that the date of construction varies with different sources, from 1849 to 1851. Hartwig, 1973. "Pacific University, Old College Hall, Forest Grove, Washington County, OR" (HABS ORE,34-FOGRO,1—1), 1934. Historic American Buildings Survey, <https://www.loc.gov/pictures/collection/hh/item/or0004.photos.131158p/>. Accessed April 2020.

⁴² Pinyerd, 2018:11, quoting Edwards, 11-12.

⁴³ Pinyerd, 2018:11.

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Land Claims. Shops in the downtown included a general merchandise store, a blacksmith, a realtor, and a hardware store. Most social events were held at the Tualatin Academy. The town was growing and attracting new businesses and residents were building attractive homes. In 1867, the Tualatin portion of Pacific University expanded to include a public grade school. Residents were eventually charged a property tax to support the school.

The first settlers arrived in Forest Grove in the 1840s and 1850s. Those that took out Donation Land Claims did so after the passage of the 1850 Oregon-Donation Land Law, which legitimized the 640-acre claims provided in 1843 under the Provisional Government. For citizens arriving after 1850, the acreage limitation was halved; a married couple could receive a total of 320 acres. To gain legal title to the property, claimants had to reside and make improvements on the land for four years.⁴⁴ The irregular pattern of the Donation Land Claims in this area can be seen on historic maps, such as the General Land Office (GLO) map of T1S, R3W, Section 6, which shows land belonging to Alfred T. Smith and Harvey Clark, patented in 1852, and the GLO map of T1N, R3W, Section 31, which shows land belonging to William Stokes and Elkanah Walker, patented in 1860.

Settlement within the Forest Grove Downtown Historic District occurred in conjunction with the first settlers, but because of the size of the Donation Land Claims taken out by the earliest settlers, they did not necessarily build within the area now identified as the core of the downtown. Elkanah Walker was the first to build in proximity to what is the Forest Grove Downtown Historic District today as a private individual. His residence was located within Township 1N, Range 4W, Section 36. The land on which he settled, which was nearly 400 acres, was surveyed in 1856 and patented in 1860. He was one of three, which included William Stokes and Harvey Clark, to donate land to build the Pacific University campus, then the Tualatin Academy. Today, the Tualatin Academy (Old College Hall), which is to the immediate east of the Forest Grove Downtown Historic District boundary, is the oldest extant building in proximity to downtown. Review of the land grants taken up by early settlers and illustrated in the GLO maps show how quickly the area developed with small farms. Essentially, by the early 1860s what was presumably the best land was taken up by the early settlers.⁴⁵

There are no historic resources in the Forest Grove Downtown Historic District that were constructed in this era. The Tualatin Academy, which was constructed in 1850, is located on the east boundary of the district, however. Five houses from this era are located in the larger Forest Grove area.

Incorporation and Growth – the 1870s

In 1869, the Willamette Valley Railroad requested a subsidy of \$30,000 to locate a terminal in Forest Grove. When the town refused to pay, the railroad located their terminal about one mile south of town, at what became known as Carnation. The townspeople also established a stage service to Portland, but industry was attracted to the rail terminal. In 1870, the town population was 396 people, of which about half were from Oregon and about half from elsewhere in the country, mainly from Ohio and the Mississippi River states. About one-third of the residents were farmers, down from the percentage in the 1860s. Others worked at the Academy, the University (a total of four), or in downtown businesses. Businesses that had located in Carnation also attracted employees. There were six merchants in Forest Grove in 1870. Nearly ten percent (10%) of residents were carpenters, pointing to a growing community.⁴⁶

A charter was issued to the city by the State Legislature in 1872. The city charter established the platting pattern for the city, which was to develop blocks containing four 200' by 200' lots each. On November 17, 1873, the Original Town Plat was filed with the county. This was supplemented by Walker's Addition to the west, which was also platted in 1872. Naylor's Addition was platted in 1873. Much of this area is now in the

⁴⁴ William G. Robbins, "Oregon Donation Land Act," *The Oregon Encyclopedia*. Portland, OR: Oregon Historical Society. https://oregonencyclopedia.org/articles/oregon_donation_land_act/#.XidJC2hKiUk. Accessed January 2020.

⁴⁵ Liz Carter, *Pioneer Houses and Homesteads of the Willamette Valley, Oregon, 1841-1865*. Prepared for the Historic Preservation League of Oregon. Prepared by Liz Carter. May 2013.

⁴⁶ Pinyerd, 2018:13.

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Walker-Naylor Historic District.⁴⁷ Local businesses were diversifying in this time frame, and included a dry goods and grocery store, a jewelry and harness store, and a drug and bookstore combination that also sold paints and cutlery.

The City of Forest Grove was governed by a six-man board of trustees in the 1870s. They could pass ordinances, assess property, and levy taxes. They could also hire an assessor and a street superintendent to maintain streets and sidewalks. The trustees made provisions for hiring a Chief of Police and establishing a police department, which was co-located with the fire department and city hall.⁴⁸ The city even passed an ordinance prohibiting the removal of any growing tree in the city. It also prohibited the "sale, barter, or disposal of alcoholic liquor" for 100 years, a prohibition that was to remain in place until 1970. Many other laws were passed to promote the orderly running of the town, including prohibiting sheep and swine from running at large.

There are no known built environment resources from this era in the Forest Grove Downtown Historic District, although the town still reflects the original platting pattern.

The 1880s and 1890s

In addition to the other schools in place in Forest Grove, it was briefly home to an Indian School, called the "Normal and Industrial Training School." Developed in 1880, it was only the second in the country created to educate and house Native American children off the reservation, and was modeled on the 1879 Carlisle Indian School in Pennsylvania, designed to encourage assimilation by separating children from their parents, their homes, their villages, their language, and their religious beliefs.⁴⁹ During the period of 1879 to 1900 two dozen such schools were built across the country, primarily in the west.⁵⁰

The school was staffed by Samuel and Levi Walker, sons of the Reverend Elkanah Walker, and provided academic instruction and vocational training. Land for the school was rented from Pacific University and local farmers northwest of downtown. The school was only to remain in Forest Grove for five years, however. In 1885 it was moved to Salem to become the Chemawa Indian School, which is still in operation and teaches Indian cultural subjects.⁵¹

In the 1880s, the town gained a telephone exchange, a bank, a library and public school, and saw the establishment of fraternal organizations. Dairying and logging fueled the city's growth during the Progressive Era, while street improvements were made, and an electric streetcar established by 1906.

The majority of the businesses in downtown Forest Grove in the 1880s were largely located within the bounds of the Forest Grove Downtown Historic District. The South Park Addition was platted in 1891 and drew business south toward the rail station at Carnation. The growing town had increasingly diversified businesses and many carpenters, architects, and real estate salesmen reflecting this growth. A new city charter in 1891 incorporated the South Park Blocks and the name of the city was changed to the City of Forest Grove. The new charter also provided for an elected mayor and six city councilmen. The streets were renamed at this time; they would be renamed again in 1949 to reflect the names they have now.

In one of the most significant moves with respect to today's historic district, the city began to require that new commercial structures and business blocks be constructed of fireproof building materials in response to recent fires that had damaged wood buildings in town.⁵² A "fire control district" was established in the downtown in 1892 and residents were told to repair their chimneys. The former led to the appearance that the west side of

⁴⁷ Sara Paulson, Elizabeth Provost, and the Forest Grove Historic Landmarks Board, *Walker Naylor Historic District National Register of Historic Places Registration Form*, 2011. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department. Accessed January 2020.

⁴⁸ Pinyerd, 2018:14.

⁴⁹ For more information in the Indian School in Forest Grove, see Pinyerd, 2018:17.

⁵⁰ Pinyerd, 2018:16.

⁵¹ "History," *Chemewa Indian School*, <https://chemawa.bie.edu/history.html>, Accessed April 2020.

⁵² Pinyerd, 2018:19.

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Main Street has today. In the 1890s the city established an electrical and water system, the latter used primarily for fire protection and irrigation. Electricity was provided by a large generator. In 1898, merchant E. W. Haines began a bank; he was joined by a colleague in 1914. Together, they operated the First National Bank of Forest Grove, whose building is still extant at 2004 Main Street.

Developmental History. The first Sanborn Fire Insurance map for Forest Grove is dated 1884. It shows that the commercial and civic heart of Forest Grove was already centered around the intersection of Pacific Avenue and Main Street. Businesses were beginning to line the west side of Main Street across from the First Congregational Church and town commons, which occupied the block bounded by what is Pacific Avenue, Main Street, 21st Avenue, and College Way today. In the northwest quadrant of Pacific and Main is an IOOF Hall and drug store, with a stationery and jewelry store behind it. The church is centered in the block to the northeast. A livery stable is located in the southeast quadrant, along with the Nucleus Hotel. In the southwest quadrant is a two-story public hall and masonic hall. Businesses along Main Street include a drug store, general merchandise store, a restaurant, an office, a grocery, a barbershop and jewelry store, a saloon and billiards hall, a cobbler, a blacksmith, and the post office. Most buildings are one story tall, but four are two stories in height.⁵³ A large sash, door, and furniture factory and a lumber yard were located in the northeast quadrant of the intersection of Main Street and 19th Avenue.

The 1888 Sanborn map shows that conditions along Main Street were very similar to what they were four years earlier, with the exception that a large building was located north of Pacific Avenue and west of the businesses along Main Street.

The 1892 Sanborn Map of Forest Grove makes a point of mapping the industries and warehouses around the Oregon and California railroad line, which accessed a point about a mile south of the city. By this time, businesses almost solidly lined Main Street between Pacific and 21st, while 21st between Main and College Way also showed a number of businesses. Businesses were also beginning to creep north on Main, north of 21st. In addition to the church, Tualatin Academy and Pacific University, the map index calls out a hay barn, a grain warehouse, the light works, a creamery, a fruit cannery, a mill, the sash and door manufacturer, along with its lumber yard, a public hall (in the same location as it was previously), a school, the Smith furniture manufacturer, the train depot, and two hotels. The buildings that still exist today from this era are the Anderson Building (2008 Main Street, ca 1890); the Buxton and Roe Building (2030 Main Street, 1892); the Ingles and Porter Building (2032-2036 Main Street, 1892); the Wagner Building (2038-2040 Main Street, ca 1890); and the Keep Building (2042 Main Street, ca 1890).

The 1900s and 1910s

At the end of the century the population of Forest Grove was 1,300 and the city had about 40 businesses. As recounted in the 2018 historic context for Forest Grove, "There were multiple stores, hotels, and mills, along with various individual businesses. The city had 15 miles of boardwalks, four different churches, four fraternal organizations, and an expanding public-school population. Pacific University was also growing."⁵⁴ Quoting historian Margaret Gilbert from "Forest Grove History," the 2018 historic context notes that Pacific University "was no longer a frontier religious school, but a genuine college campus with a well-respected reputation throughout the Northwest."⁵⁵ As businesses expanded in the first decade of the 20th century, residences were displaced by businesses but residential growth was occurring as well.⁵⁶ By 1910 ten new plats were recorded, including the Knob Hill plat of 1909. Infill development was also occurring, with larger lots subdivided and additional buildings constructed on one lot. In this decade, Forest Grove grew to become the largest community in Washington County.⁵⁷

⁵³ Note that Forest Grove was a "dry" town at this time. Research did not reveal what type of business the saloon did.

⁵⁴ Pinyerd, 2018:20.

⁵⁵ Pinyerd quoting "Forest Grove History" by Margaret Gilbert.

⁵⁶ This refers to the city as a whole. The commercial core of the downtown has been centered on Main Street and Pacific Avenue since at least 1884, the date of the earliest Sanborn Fire Insurance map for Forest Grove.

⁵⁷ Pinyerd, 2018:21.

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The other phenomenon was the growth of the lumber business, which continued to develop with the construction of the railroads and improved roads that accessed the rich stands of timber in the Oregon Coast Range near Forest Grove. There were three sawmills in town by 1902.⁵⁸ Dairy farming also had a strong presence. The Pacific Coast Condensed Milk Company opened one of its largest factories just south of town in 1902 on the A.T. Smith Donation Land Claim near the train depot.⁵⁹ It was considered a community-oriented business, supportive of farmers and the local community. Today the structure is the oldest industrial building in Forest Grove and was the largest condenser in the state.⁶⁰

The first library was established in conjunction with a book and stationary store in 1905 by a Miss Rogers. The 1919 fire at this location burned the interior of the building, but it was rebuilt and continued to operate as a library until at least the 1940s. A new Carnegie Library would be built on the Pacific University campus in 1912 and for many years Forest Grove had two libraries. A new public library would be constructed in 1978 on Pacific Avenue.

In addition to the other improvements that Forest Grove undertook in the early 20th century, the city granted a franchise to the Forest Grove Transportation Company in January, 1906 to operate streetcar service from the city center to the rail station south of the city. This supported business development in the city, evidenced by the construction of several new business blocks after this connection to the major rail line was made. F.W. Haines undertook the project. Operations ceased, however, when it could not compete with the Oregon Electric Railroad, which was established from Portland to Forest Grove in 1908. The rising popularity of the automobile also made the service obsolete and the tracks were removed in 1911.

By 1912, the Southern Pacific Railroad began to electrify their line from Portland to Forest Grove, continuing down the western Willamette Valley. Traffic peaked in 1915 when the line ran 100 trains a day. This system was also in competition with the automobile, however, as well as improved roads in the 1920s. This decade saw significant developments in downtown Forest Grove in both buildings and improved roads. The downtown experienced the construction of several new significant buildings and by 1912, there were 27 blocks of paved streets with concrete sidewalks. By 1915, there were a total of 50 paved blocks in Forest Grove.⁶¹

Developmental History. The early 20th century was an era of healthy growth in industry that no doubt supported businesses in the downtown and residential development as well. The 1902 Sanborn Fire Insurance map shows that Main Street was solidly lined with businesses, extending across 21st Avenue to the north and beyond Pacific Avenue to the south. Commercial uses also solidly lined Pacific between Main and Ash. Buildings along Main Street were occupied by the full complement of commercial enterprises needed to support the town. Additionally, the backs of the lots were nearly filled with one-story sheds and small buildings that no doubt supported the businesses.

The ten-year gap between the 1902 and 1912 Sanborn Fire Insurance maps for Forest Grove illustrates the significant period of growth which occurred in the city in this time frame. Businesses extended east and west from Main Street along 21st Avenue and Pacific Avenue. The latest version of the First Congregational Church (there have been four versions of this church over time) was located at the north end of the block on which the commons was located, and a band stand was placed toward the center of the resulting open space. The Pacific University campus was expanded with additional buildings. The elegant Forest Grove Hotel had been constructed south of Pacific between A and Main Streets. The Southern Pacific Depot was located on 19th, a block south of Pacific and Main. Businesses also lined Main between Pacific and 19th, which had not been the case in the past. The Oregon Pacific Railroad depot was located at about 19th and Ash, which no doubt also spurred the commercial development south of Pacific Avenue at this time. Forest Grove now had three railroads, two with stations in proximity to downtown, and one – the Portland, Eugene and Eastern Railroad

⁵⁸ Ibid.

⁵⁹ The Carnation Company is a Pacific Northwest Company that got its start in Kent, Washington. The town of Carnation, located east of Redmond, Washington, is named for the company.

⁶⁰ Pinyerd, 2018:21.

⁶¹ Pinyerd, 2018:25.

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depot – south of town. Here the new Pacific Coast Condensed Milk Company was a significant addition to the area.⁶²

This decade closed with a major fire in Forest Grove. In July 20, 1919, a massive fire had a lasting impact on Forest Grove. The impact of this fire was not as devastating as it might have been, but it had a lasting effect. The fire burned the buildings on the west side of Main Street north of 21st Avenue and on the north side of 21st Avenue between Main Street and College Way, and included the First Congregational Church, Rogers Library, Taylor Brothers Palace Garage, and the M.S. Allen & Company Hardware in the International Order of Odd Fellows (IOOF) Hall.⁶³ The fire, which was believed to have started due to a bonfire close to a wood building, burned 15 buildings and did \$75,000 worth of damage.⁶⁴ Three of the buildings were rebuilt by 1921. An additional building was reconstructed in 1943.

The 1920s and 1930s

The city of Forest Grove grew steadily in the early decades of the 20th century, a factor attributed to the presence of water, power, and public transport (infrastructure). Growth in the downtown is reflected in the number of buildings constructed in the 1920s, which accounts for 37% of the extant building stock in the downtown today. Between 1930 and 1940, the population grew rapidly, increasing by 31.7 percent.⁶⁵ This was not reflected in growth in the downtown, however, which saw no new development in the 1930s after the growth spurt in the 1920s. By the end of the 1930s, however, the downtown displayed a full range of businesses and the town had a hospital and two libraries (one in the downtown), in addition to the Tualatin Academy and Pacific University. The industrial sector was infused with resources from agricultural and timber resources. One building, the Forest Theater and associated office building, was constructed in 1940.

Forest Grove was served by a robust public transit system in the 1920s but was slowly beginning to accommodate the automobile. The Red Electric line competed with the Oregon Electric commuter line. The line, a subsidiary of the Southern Pacific Railroad, traveled from Beaverton to Forest Grove, then continued south through Gaston and Carlton. It ran until 1929 before it “succumbed to the popularity of the automobile.” The Oregon Electric ran its line until 1933. At the same time, the road system was being improved and bus transit (Oregon Motor Stages) was also growing in popularity. Auto camps came into vogue and travelers enjoyed the increasing freedom that the roads offered for vacationing and access to such scenic destinations as the Oregon Coast.

Another piece of evidence that the automobile was growing in popularity was the fact that residences were beginning to be built with garages on the lots. Finally, commercial garages and related businesses, began to be more prevalent. The Palace Garage at 2017 21st is an example. It burned in 1919 but was rebuilt.⁶⁶ Other auto-oriented businesses were gas stations, service stations, and auto repair businesses. In 1928, the Forest Grove Directory identified three motor vehicle sales businesses and nine garages or service stations.

The major industries in Forest Grove into the 1920s and 1930s continued to be timber harvesting and agriculture, although the city and nearby Carnation saw their share of other small industries. By the mid-point of the Great Depression of the 1930s, farmers were feeling the crunch from lowered prices and the community as a whole suffered when growth at the Tualatin Academy and Pacific University slowed. However, the city continued to benefit from its rich agricultural setting. Dairy was the primary agricultural activity for many years, evidenced by the presence of the Pacific Coast Condensed Milk Company factory.⁶⁷ As previously noted, the

⁶² Note that this plant would close in 1929.

⁶³ Pinyerd, 2018:30.

⁶⁴ “Big Fire at Forest Grove,” *The Spokesman-Review*, July 21, 1919:1.

⁶⁵ Pinyerd, 2018:23.

⁶⁶ The new Palace Garage is still extant at Pacific Avenue and College Way.

⁶⁷ Note that the condensery closed in 1929. “Forest Grove,” *The Oregon Encyclopedia*. https://oregonencyclopedia.org/articles/forest_grove/#.XoYwpKhKiUk, Accessed April 2020.

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Forest Grove Creamery at 2017 21st Avenue (the building is still extant) provided 2,000 pounds of butter a day for Yamhill, Tillamook, Washington, and Multnomah Counties in the 1930s.⁶⁸

Other agricultural industries in the early 20th century included the Forest Grove Cannery, a flour mill, and J.N. Hoffman's fruit evaporator. The Forest Grove Fruit Growers' Association had been established in 1912. The Chamber of Commerce also promoted Forest Grove's agriculture industries, including flour and feed mills, a fruit and vegetable cannery, a cooperative packing plant, and an independent fruit packing plant. Flower bulbs were also grown in the region.⁶⁹

Logging also grew as an industry in the early 20th century. The first lumber mill in town – Schramel and Davies Lumber – was established in 1902. The second was Forest Grove Planing Mill, founded in 1914. By the end of the 1920s, there were two retail lumber yards as well as several tie mills and six sawmills within a 12-mile radius of Forest Grove. In the early 1930s, the Carnation Lumber Company resumed construction on its new mill to replace the one lost to fire. From 1932 to 1952, the Stimson Lumber Company operated 18 miles of logging railroad from Forest Grove to the Coast Range. After the first of the Tillamook Burns in 1933, the company capitalized on salvage operations, but it would eventually be negatively impacted by these fires.⁷⁰ In addition to its major industries, Forest Grove hosted the full range of businesses and services that are necessary for a small town to thrive.

The name "Tualatin Academy and Pacific University" had been formally changed to Pacific University in 1919. At this time, the city had four additional schools, which served its 800 children, the High School, the Central School, Lincoln Elementary School, and the Advent school. In 1930, the Central School (1885) was demolished and a new building constructed. At the same time, 17 districts were consolidated with the formation of the Forest Grove Union High Schools District. The New Deal era-Works Progress Administration (WPA) program also benefited Forest Grove when it built the second Lincoln Elementary School in 1938 (this was lost to fire in 1970).

Developmental History. The last Sanborn Fire Insurance map for Forest Grove is dated 1939 (1912 updated to 1939), over 25 years after the previous maps were published. This map was developed just before World War II, close to the end of the Period of Significance for the historic district. A significant event that affected the downtown is reflected in these maps, which is the July, 1919 fire that destroyed the buildings on 21st Avenue between Main and College Way, including the First Congregational Church, and buildings north of 21st on Main. The 1939 map shows that the American Legion Hall (2003 21st), the Creamery (2017 21st), and Rogers Library (2019 21st) had been rebuilt to replace buildings that burned. The businesses to the north, however, were not rebuilt by 1939 and the land today serves primarily as a parking lot for the University. A new First Congregational Church had also been built at about the center of the north half of its block. The south half of the block, which in 1912 had still been used as the town commons, was now developed and contained several business blocks facing onto Main Street, the garage at Pacific and College Way, and the telephone office (all buildings are still extant).

Other changes that occurred between 1912 and 1939 included the construction of the Forest Grove Undertaking Company (Forest Grove Community School today) and its two accompanying residences, at 1910, 1914, and 1920 Pacific Avenue. The entire block of Main south of Pacific Avenue, between Pacific and 19th Avenue was developed, but the former train station, still on the rail line, was vacant (this building is still extant and now houses the Friends of Forest Grove History Museum and Library). The east side of the street in this location was largely fully developed as well. At the corner of Main and 19th was the Southern Pacific Railroad freight depot, with the tracks directly to the south. The tracks were lined to the north and south with hay and grain warehouses, a feed mill, and similar businesses. Lumber yards and canneries and dehydrators were also important industries. Auto repair, garages, and service stations had become prominent uses in general, particularly on Pacific Avenue.

⁶⁸ Pinyerd, 2018:28.

⁶⁹ World War II brought increased health to the agricultural sector, as several factories opened to support the war effort.

⁷⁰ Pinyerd, 2018:29.

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A full range of services and infrastructure was within walking distance of downtown, including the Forest Grove General Hospital and Gymon Hospital; several schools, in addition to the University; two libraries (one on the university grounds); two post offices; and multiple churches. Utility and infrastructure needs, also within blocks of downtown, were served by the Forest Grove Ice Plant, the Forest Grove Municipal Power Plant (on a county road), and the Telephone Office on College Way. Government services were provided in three different buildings in town, which housed City Hall, the Fire Department, and the Water Department. Additional transportation and transport needs were served by the Oregon & California Railroad and the Southern Pacific Railroad, which had depots south of town in Carnation.⁷¹

The New Era - The 1940s and Post-war Era

A shortage of housing in Portland during World War II led to the development of temporary housing and increased commercial activities in Forest Grove, as commuters were able to live in Forest Grove and commute to defense industry work in the Portland area. Life returned to normal after the war and many workers returned to Portland. The demand for housing was still a factor however, as it was needed to accommodate returning veterans and their growing families. Enrollment in the schools increased 70 percent between 1940 and 1970, due to growth in Forest Grove in this time frame and the number of new families.⁷²

After World War II Forest Grove, like many West Coast cities, experienced significant growth. Pacific University was also growing. At the same time the city was expanding. A new boundary established in 1946, which included part of Carnation and doubled the size of the city. Five additional suburban tracts were annexed in 1948 and 48 more to the east were added in 1957.⁷³ This caused the city's land area to expand from 406 acres in 1948 to 2,000 in 1985.⁷⁴ Rail service was much diminished, but roadway improvements continued. US 26, the Sunset Highway, which was initiated in 1932 as the Wolf Creek Highway, opened in 1948 to connect Portland to the coast. As has been seen, this new growth and expansion of the city had a tremendous effect on Forest Grove as a whole but did not significantly affect the area of the Forest Grove Downtown Historic District, which remains little changed and largely reflects its pre-World War II appearance.

One significant building was constructed in the downtown in 1940, the end date of the Period of Significance for this nomination. This is the Forest Theater (1911-1923 Pacific Avenue), which is a theater and attached, two-story commercial building. After 1940, two buildings were developed in the downtown. The small office building at 1927 Pacific Avenue, occupied by Heaton and Company, CPA was developed, circa 1941, as well as the Frye Building at 2011 21st Avenue, circa 1943.

In 1948, two food markets – a grocery store and adjacent meat market – burned.⁷⁵ No grocery stores in the downtown replaced these markets. Safeway developed on the east edge of downtown on Pacific Avenue in 1956, where there was adequate parking. A Tradewell grocery store also opened that anchored the new Forest Grove Shopping Center, which located directly east of the Pacific University campus. The opening of the Forest Grove Shopping Center did not have the devastating effect on the downtown that it did in some cities. This was explained in an article written by Hugh McGilvra, a newspaper publisher in Forest Grove, in 1962.⁷⁶ He reported that the downtown merchants staged a midnight sale in conjunction with the opening of the Forest Grove Shopping Center. McGilvra thought this was a brilliant marketing move, concluding that, "The result is rated as one of the most successful merchandising events in recent years sponsored by the retail merchants of the Forest Grove Chamber of Commerce." He explained:

⁷¹ "Forest Grove," *The Oregon Encyclopedia*. https://oregonencyclopedia.org/articles/forest_grove/#.XoYwpKhKiUk, Accessed April 2020.

⁷² Pinyerd, 2018:30.

⁷³ Pinyerd, 2018:42.

⁷⁴ Pinyerd, 2018:43.

⁷⁵ "Forest Grove Markets Burn," *The Capital Journal*, December 20, 1948:5. The businesses were the Fred Kuenzi Meat Market and the Hardy Food Center. Two neighboring buildings were also damaged.

⁷⁶ McGilvra, Hugh, "Statewide . . .," *The Lebanon Express*, September 13, 1962:4.

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Normally the opening of the shopping center might have been considered as another competitive factor. Instead the opening was capitalized upon to present the Forest Grove shopping center as a whole. . . . Competition is not so much the man down the street as it is the attractions offered by nearby towns or a metropolitan center. The small city which can offer variety in its stock coupled with proper pricing and a little merchandising showmanship can forge ahead as a trading center.⁷⁷

The region as a whole was changing with significant population increases and a shift from resource-based industries to light manufacturing and “high tech.”⁷⁸ Washington County was considered the epicenter of this change, particularly the cities of Beaverton, Hillsboro, Tigard and Tualatin.⁷⁹ Traditional businesses in the Forest Grove area, however, like lumber yards and manufacturers, remained or were revitalized. Roadways improved with the completion of Interstate 5. Of particular note to Forest Grove was the completion of State Highway 26 in 1948, which extended from Portland to the coast, bypassing the Forest Grove’s Highway 8 route to Tillamook in the process. In the post-war era, Forest Grove gained in population, developing multiple new tracts of housing but also annexing outlying areas. In 1946, it doubled in size by expanding its boundaries, in part to capture industries. In 1947, three times the number of building permits were issued than in the earlier record year of 1938.⁸⁰ Pacific University also expanded dramatically in this era.

Summary

Downtown Forest Grove has continued to be vital and the focus of the community since it was established. Religion and education, which were the reasons why the town was founded, continue to be a driving force in the city. Pacific University, which was founded in 1849, is still in the location it was historically and the 1850 Tualatin Academy building, which is located on the east boundary of the historic district, has been preserved and rehabilitated. Pacific University is a thriving institution serving nearly 4,000 students, with 350 academics and staff.⁸¹ The United Church of Christ, Congregational, historically the First Congregational Church, while not in its historical building, is in the same location that it was historically and has a healthy congregation. It is located in the historic district. Forest Grove’s downtown commercial buildings continue to serve much of the same purposes that they did historically. A full complement of businesses that support the community are still located in the downtown. A slight shift has occurred in that the businesses now tend to be specialty stores and restaurants, rather than the full range of services that were there in the late 19th and early 20th centuries. But other businesses, such as banks, remain. A lumber company is still even located downtown, just north of the historic district (a location that it has occupied since before 1912) and an appliance store is located on Main Street just north of Pacific. Downtown Forest Grove is a remarkable and intact collection of historic commercial buildings in their historic location, adjacent to the church and academy that were the reasons for the town’s founding in 1850.⁸²

ARCHITECTS AND BUILDERS

Spencer S. Beman (1887-1952), architect

Chicagoan Beman was the architect for the First Church of Christ, Scientist. Beman was the son of Solon S. Spencer Beman, also a Chicago architect. The elder Beman was best known for his work for the company town of Pullman, Illinois, for two buildings for the 1893 Chicago Columbian World Exposition, and for his design of Ivorydale near Cincinnati for Proctor and Gamble. Both the son and the father designed churches for the Christian Scientists, an organization that is particularly known for the quality of its commissioned architecture.

⁷⁷ Ibid.

⁷⁸ Niederer, 2018:35.

⁷⁹ Abbott, 2011:168.

⁸⁰ Niederer, 2018:32.

⁸¹ Pacific University Oregon, <https://www.pacificu.edu/about>, Accessed April 2020.

⁸² The city was settled in the 1840s. It was platted in 1950 and incorporated in 1872.

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The son, who studied architecture in England at Oxford, designed about 100 churches in the Georgian and Neo-Classical Revival styles in more than twenty states.⁸³

James De Young (1885-1968), architect

De Young was in partnership with Knud A. Roald of Portland in the early 20th century. One of their specialties was the design of schools. They were known for the design of the Paramount Theater in Portland and the New Heathman Hotel.⁸⁴ They also designed the Children's Farm Home School in Corvallis. He designed the Forest Theater in Forest Grove.

James Shore Loynes (1851-1940), builder

Loynes arrived in Oregon in 1909. He constructed the first Lincoln School, an earlier Congregational Church, and the Central School. He also reconstructed the Rogers City Library and the American Legion Memorial Hall after the 1919 fire. Along with his partner Enoch Moore, he built the 1914 meat market and grocery that was destroyed by fire in 1948. As well as being a well-known and prolific builder in Forest Grove, he also built many buildings in Hillsboro and Yamhill.⁸⁵

Albert Redetzke (1880-1962), builder

Redetzke is credited with building the Miller, Walker, Chowning and Holroyd Buildings. He also constructed over 100 homes in the area, as well as many farm buildings, including the Parson Prune Dryer, before he retired in 1942.⁸⁶

John Taylor, (1858-1931), builder and inventor

John Taylor of Forest Grove invented the Taylor Process hollow concrete block and developed the Taylor Process Hollow Concrete Wall construction method.⁸⁷ This was a method of construction using concrete blocks formed in Taylor's molds that consisted of double walls and a continuous air space between them that extended all the way around the building. Reinforcing ties could be installed in the hollow space and then the walls capped and clad with the desirable material. Several buildings in Forest Grove were built using this method. In the historic district, at least two buildings were constructed using this method. The Forest Grove Memorial Chapel at 1914 Pacific Avenue was constructed for Harley Prickett using the hollow concrete block method and the associated house at 1920 Pacific was constructed for the former business owner, J.S. Buxton.⁸⁸

⁸³ Gladys L. Haynes and Alfred Staehli, *First Church of Christ, Scientist National Register of Historic Places Registration Form*. On file, State Office of Historic Preservation, Oregon Parks and Recreation Department., 1994:Section 8, Page 3. Accessed January 2020.

⁸⁴ Archives West, Orbis Cascade Alliance, <https://archiveswest.orbiscascade.org/>, accessed February 2020.

⁸⁵ Pinyerd, 2018:32.

⁸⁶ Ibid.

⁸⁷ Michelle L., Dennis, *National Register of Historic Places Multiple Property Documentation Form, Taylor Process Hollow Concrete Wall Construction in Forest Grove, Oregon*. August 2004:E13. On file, Oregon State Historic Preservation Office. Accessed February 2020:E-14.

⁸⁸ Dennis, 2004:E-19.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67 has been requested)
☒ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
☐ Other State agency
☐ Federal agency
☒ Local government
☐ University
☒ Other
Name of repository: City of Forest Grove; Washington County Museum

Historic Resources Survey Number (if assigned): N/A

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10. Geographical Data

Acreage of Property 9.2

(Do not include previously listed resource acreage; enter "Less than one" if the acreage is .99 or less)

Latitude/Longitude Coordinates

Datum if other than WGS84: N/A

(enter coordinates to 6 decimal places)

1	45.5202777° Latitude	-123.112222° Longitude	3	45.519444° Latitude	-123.110555° Longitude
2	45.520000° Latitude	-123.110000° Longitude	4	45.518333° Latitude	-123.110833° Longitude

Verbal Boundary Description (Describe the boundaries of the property.)

The district boundary extends from one parcel north of 21st Avenue between Main Street and College Way on the north; to College Way (north) and Ash Street (south) on the east; to one parcel south of Pacific Avenue on the south; to one-and-two parcels deep on the west side of Main Street (north) and A Street just south of Pacific on the west. See Figure 3 Historic district boundary map, for a precise delineation of the boundary for the historic district.

Boundary Justification (Explain why the boundaries were selected.)

The boundary for the district takes in the earliest extant and largest collection of commercial buildings in downtown Forest Grove that also retain integrity. This collection of buildings reflects the city's earliest commercial building patterns, which focused on Main Street and Pacific Avenue, and the buildings that continue to convey the full range of resources needed by the young city.

11. Form Prepared By

name/title	Diana J. Painter, Principal Architectural Historian	date	January 20, 2020
organization	Painter Preservation	telephone	(707) 763-6500
street & number	3518 North C Street	email	dianajpainter@gmail.com
city or town	Spokane	state	WA
		zip code	99205

Additional Documentation

Submit the following items with the completed form:

- Regional Location Map
- Local Location Map
- Tax Lot Map
- Site Plan
- Floor Plans (As Applicable)
- Photo Location Map (Include for historic districts and properties having large acreage or numerous resources. Key all photographs to this map and insert immediately after the photo log and before the list of figures).

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Photographs:

Submit clear and descriptive photographs. The size of each image must be 3000x2000 pixels, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Forest Grove Downtown Historic District
City or Vicinity: Forest Grove
County: Washington **State:** Oregon
Photographer: Diana Painter
Date Photographed: October 22, 2019; January 22, 2020

Description of Photograph(s) and number, include description of view indicating direction of camera:

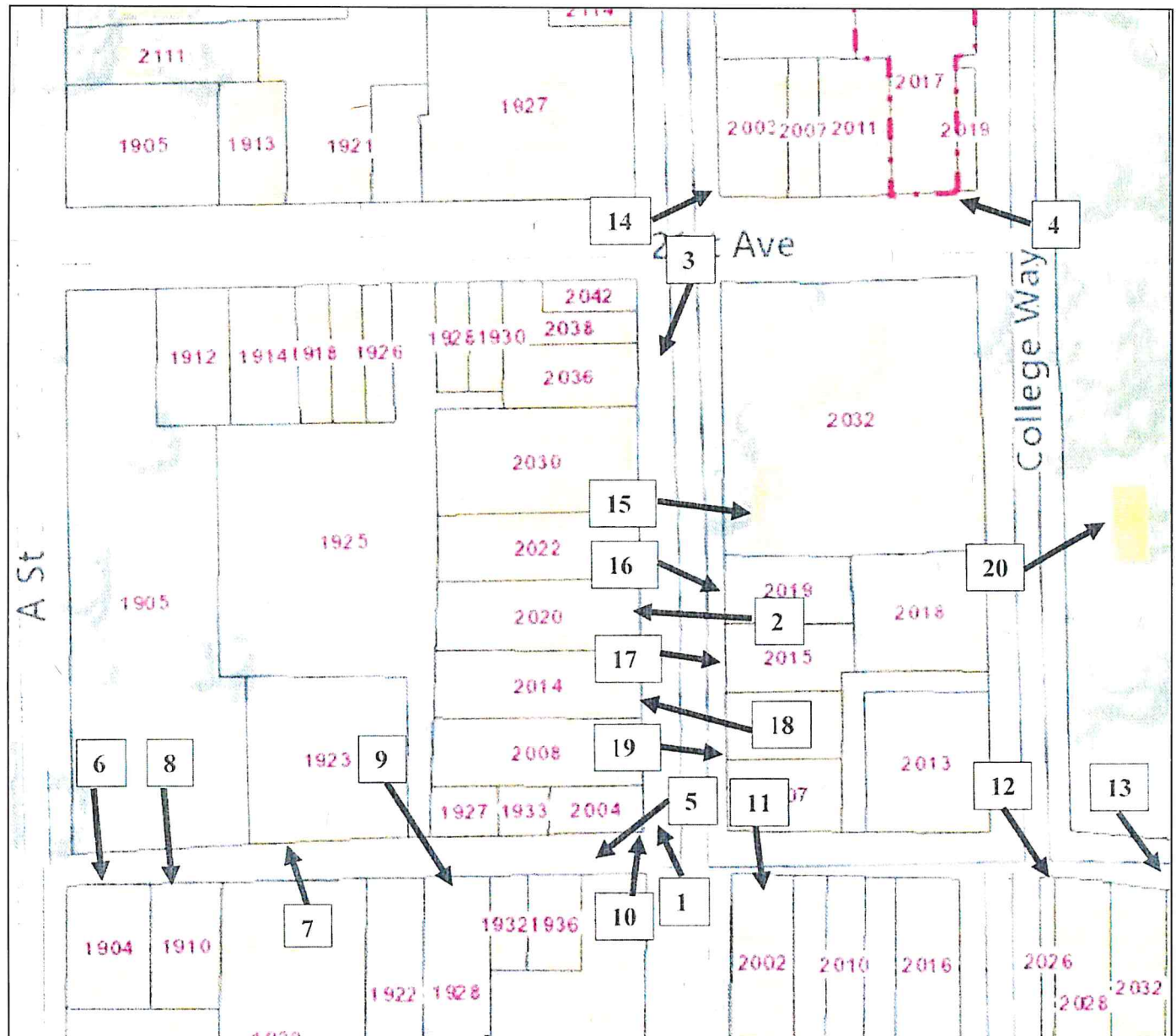
- Photo 1 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0001
Main Street, east side, looking north
- Photo 2 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0002
Main Street, east side, looking west
- Photo 3 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0003
Main Street, east side, looking southwest
- Photo 4 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0004
21st Street, north side, looking west
- Photo 5 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0005
Pacific Avenue, south side, looking south
- Photo 6 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0006
First Church of Christ, Scientist, 1904 Pacific Ave, looking south
- Photo 7 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0007
Forest Theater, 1911-1923 Pacific Ave, looking north
- Photo 8 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0008
Prickett House, 1920 Pacific Ave, looking south
- Photo 9 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0009
Knights of Pythias Building, 1924-1926 Pacific Ave, looking southeast
- Photo 10 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_00010
First National Bank of Oregon Building, 2004 Main Street, looking northwest
- Photo 11 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0011
Johnson & Son Livery Building, 2000-2002 Pacific Ave, looking southeast
- Photo 12 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0020
J.N. Hoffman Building, 2026 Pacific Ave, looking southeast

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- Photo 13 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0013
Theatre in the Grove, 2028 Pacific Ave, looking south
- Photo 14 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0014
American Legion Post No. 2 Building, 2003 21st Ave, looking northeast
- Photo 15 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0015
United Church of Christ, 2032 College Way, looking east
- Photo 16 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0016
Masonic Holbrook Lodge No. 30, 2019 Main St, looking east
- Photo 17 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0017
Good Building, 2011-2019 Main St, looking east
- Photo 18 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0018
Nixon Building, 2012-2016 Main St, looking west
- Photo 19 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0019
Anderson/Chowning Building, 2007-2011 Main St, looking east
- Photo 20 of 20:** OR_WashingtonCounty_ForestGroveDowntownHD_0020
Old College Hall, 2021 College Way, looking northeast

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Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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List of Figures

(Resize, compact, and paste images of maps and historic documents in this section. Place captions, with figure numbers above each image. Orient maps so that north is at the top of the page, all document should be inserted with the top toward the top of the page.)

- Figure 1:** General location map
- Figure 2:** Regional location map
- Figure 3:** Historic district boundary map
- Figure 4:** Contributing and Non-contributing Map
- Figure 5:** List of properties in historic district
- Figure 6:** Geographical context
- Figure 7:** Birds-eye aerial of geographic context
- Figure 8:** General Land Office map
- Figure 9:** General Land Office map
- Figure 10:** General Land Office map
- Figure 11:** Home of Alvin T. and Abigail Smith
- Figure 12:** Sketch of earliest building on Pacific University camps
- Figure 13:** Plat for Forest Grove Original Townsite
- Figure 14:** First Congregational Church, ca 1890
- Figure 15:** Johnson & Son Livery, Pacific Avenue, 1898
- Figure 16:** Looking east on 21st Avenue, ca 1900
- Figure 17:** Pacific Avenue looking west, ca 1900
- Figure 18:** Woods & Caples General Store, 1905
- Figure 19:** Forest Grove streetcar, 1906
- Figure 20:** Forest Grove National Bank in 1909
- Figure 21:** Main Street looking north, ca 1910
- Figure 22:** Main Street looking south, ca 1910
- Figure 23:** City Hall and Forest Grove fire truck, ca 1910
- Figure 24:** First National Bank and Main Street, looking north, ca 1915
- Figure 25:** First Congregational Church, ca 1917
- Figure 26:** 21st Avenue looking northeast after July 1919 fire
- Figure 27:** 1850 Tualatin Academy in 1933
- Figure 28:** First Church of Christ, Scientist, ca 1940
- Figure 29:** Forest Grove National Bank and Pacific Avenue, looking northeast, ca 1940

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-
- Figure 30:** Rogers Library as rebuilt after 1919 fire
Figure 31: South side of Pacific Avenue, 1942
Figure 32: Parade on Pacific Avenue, 1949
Figure 33: Pacific and Main, 1963, looking west
Figure 34: Pacific University campus and Main Street, 1969

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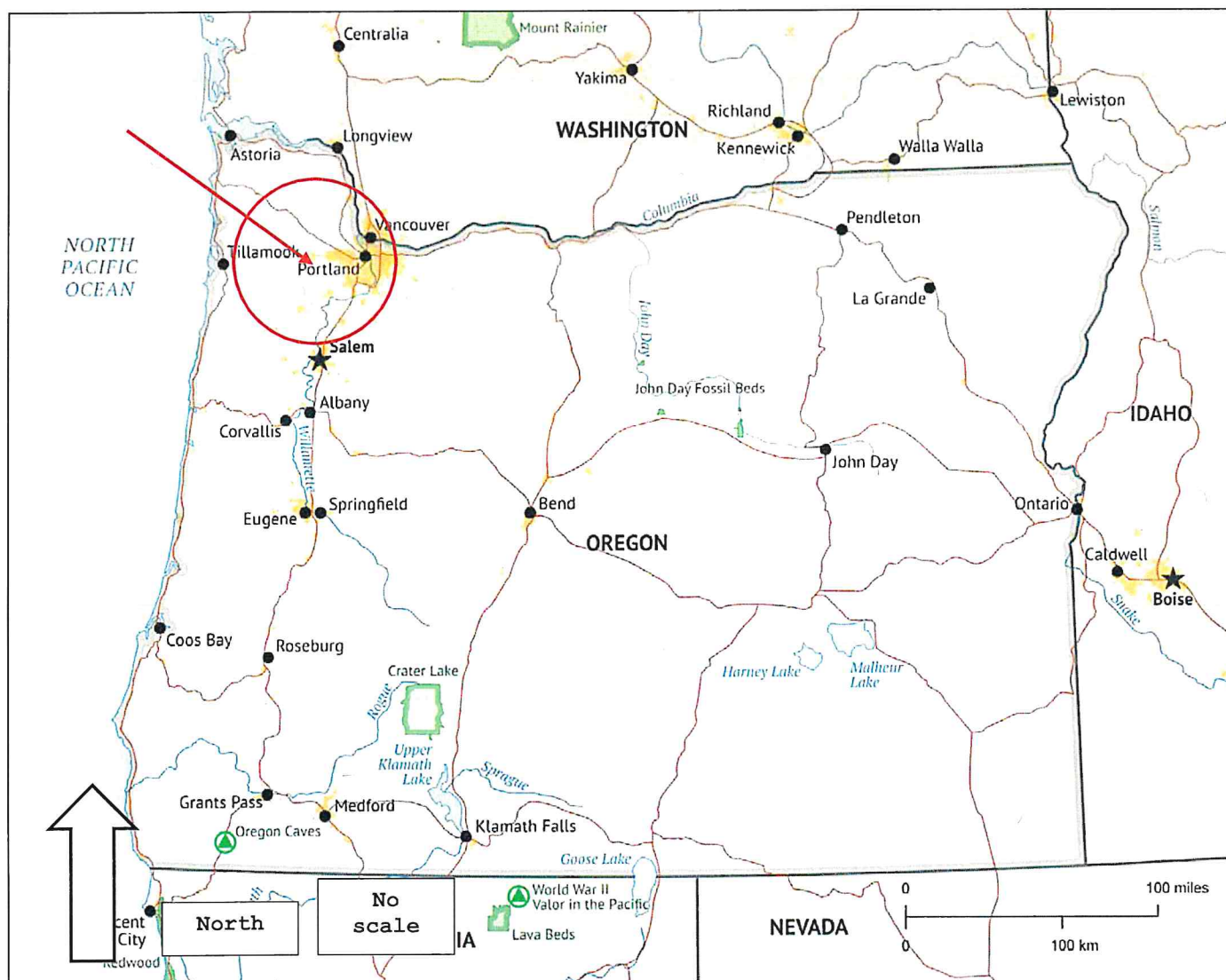
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N/A

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Figure 1: General location map



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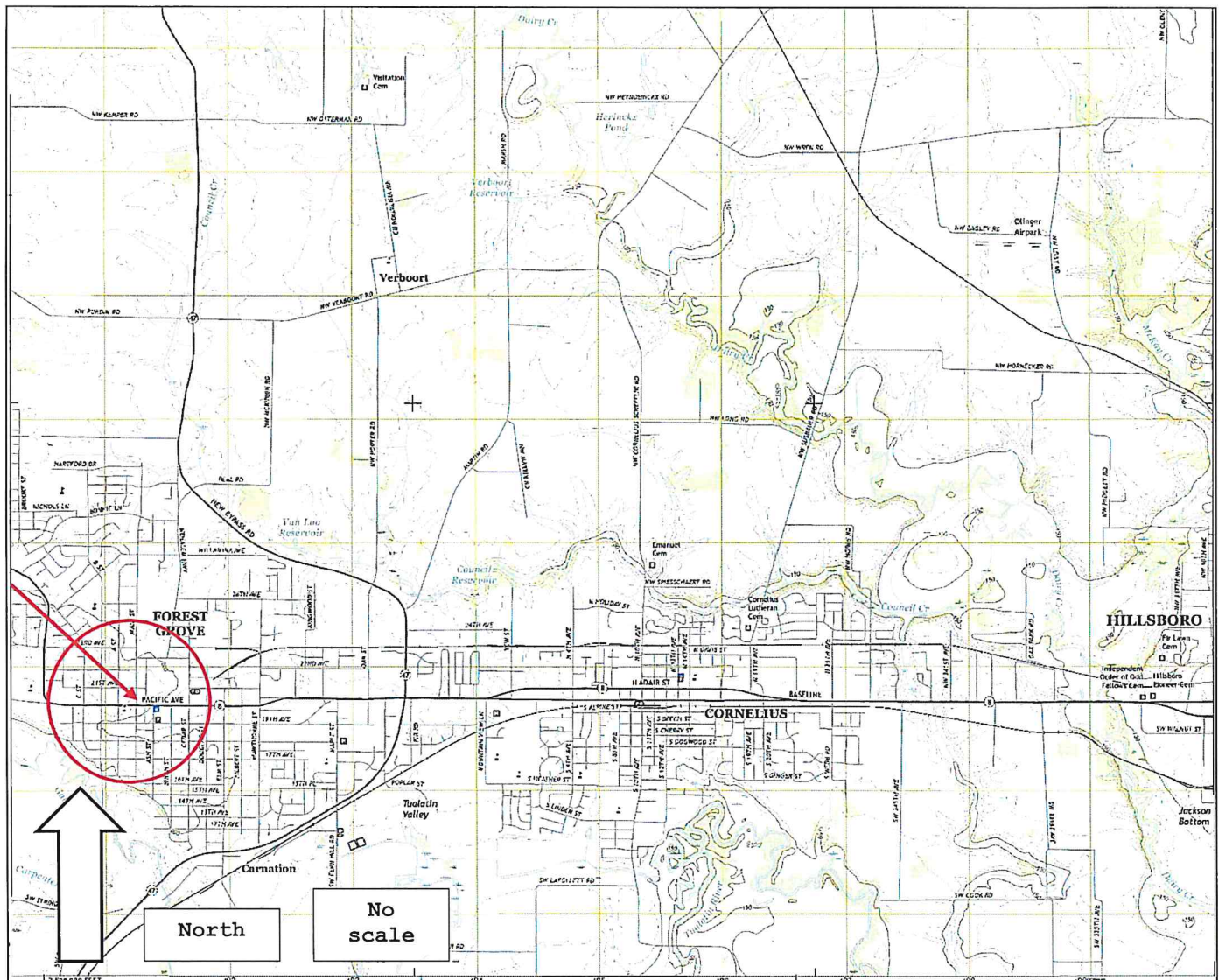
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Figure 2: Regional location map – USGS Forest Grove Quadrangle 7.5 minute series, 2017



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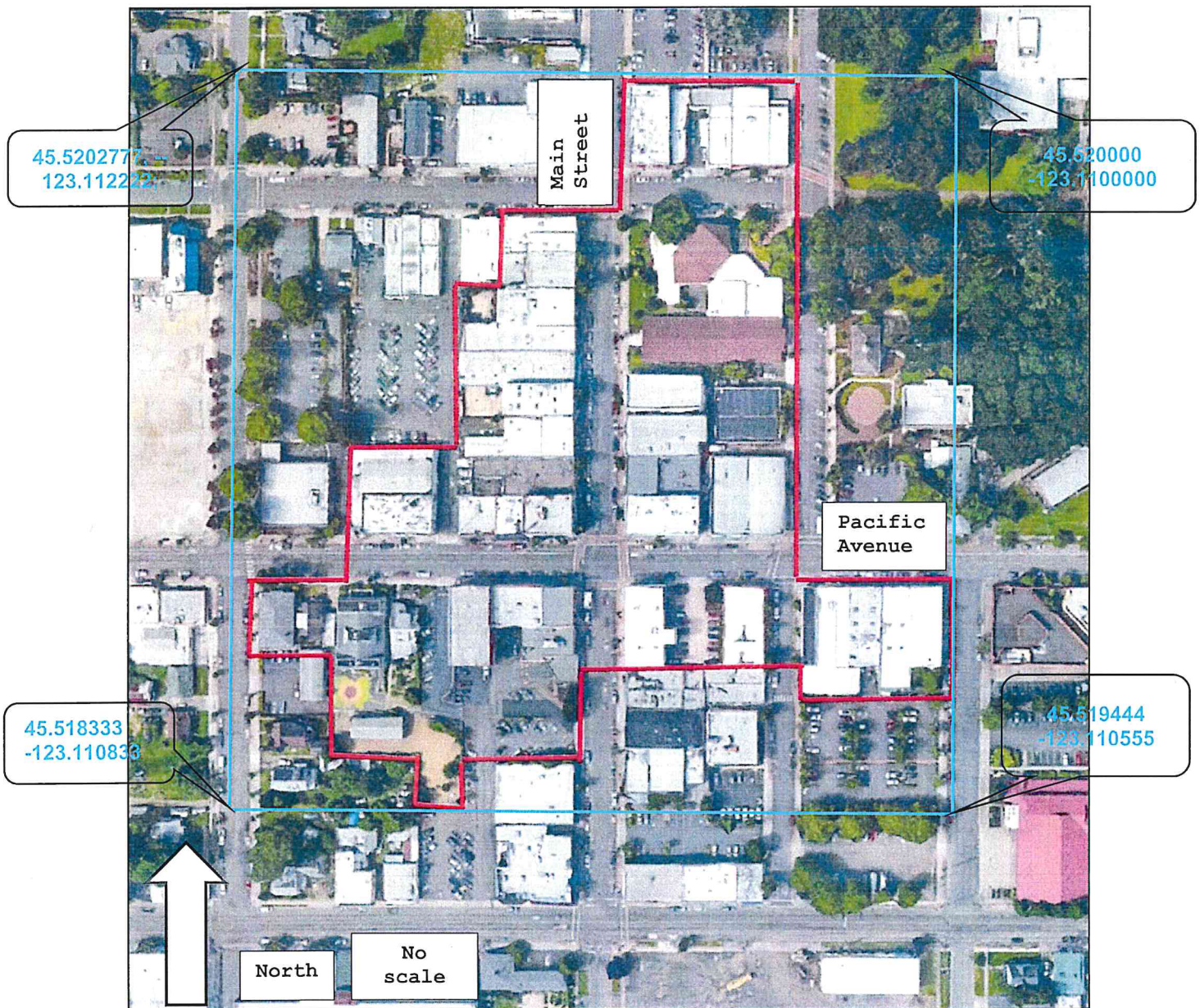
Section number Additional Documentation

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Figure 3: Historic district boundary map

NW corner: 45.5202777, -123.112222; NE corner 45.520000, -123.110000;

SE corner 45.519444, -123.110555; SW corner 45.518333, -123.110833



Source of base map: Google Maps

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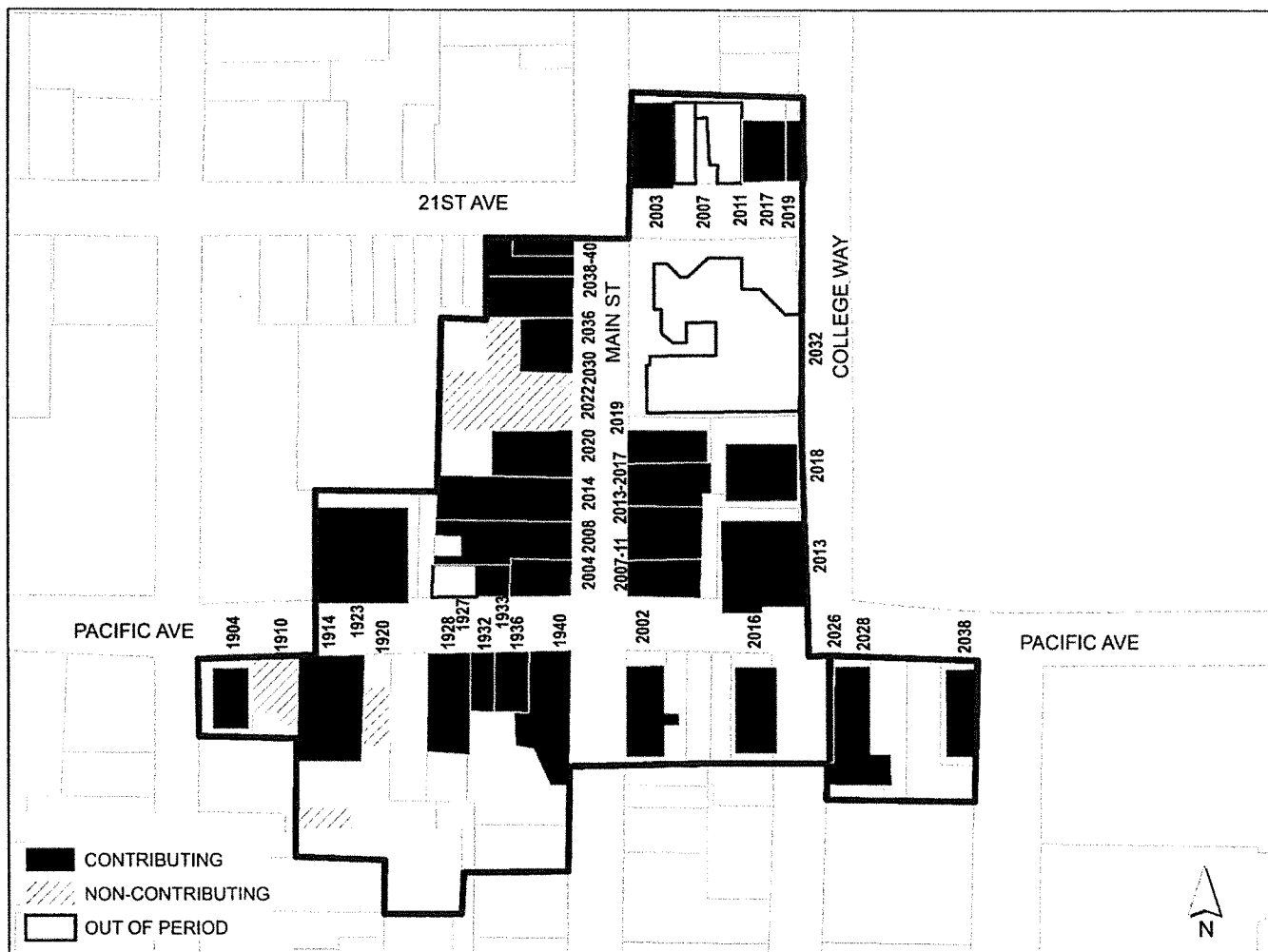
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Figure 4: Contributing and Non-contributing Map



Source: City of Forest Grove

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Figure 5a and 5b: List of properties in historic district

Properties in the Forest Grove Downtown Historic District								
Address (address range, street name, street type)					Historic Name (where available)		Built	C/NC
2003		21st	Ave	2003 21st Ave	American Legion Post No. 2		1921	C
2007		21st	Ave	2007 21st Ave	Bella Donna's Bistro	ca	1970	NC
2011		21st	Ave	2011 21st Ave	Frye Building	ca	1943	NC
2017		21st	Ave	2017 21st Ave	Creamery Building	ca	1920	C
2019		21st	Ave	2019 21st Ave	Rogers Building	ca	1921	C
2018		College	Way	2018 College Way	Western Oregon Telephone & Telegraph		1928	C
2032		College	Way	2032 College Way	United Church of Christ		1959	NC
2001	2003	Main	Street	2001-2003 Main St	Anderson Building		1917	C
2004		Main	Street	2004 Main St	First National Bank of Oregon Building		1914	C
2007	2011	Main	Street	2007-2011 Main St	Anderson/Chowning Building		1926	C
2008	2010	Main	Street	2008-2010 Main St	Anderson Building	ca	1890	C
2012	2016	Main	Street	2012-2016 Main St	Nixon Building		1912	C
2013	2017	Main	Street	2013-2017 Main St	Paterson Building		1923	C
2019		Main	Street	2019 Main St	Masonic Holbrook Lodge #30		1923	C
2020		Main	Street	2020 Main St	Caples and Thomas Building	ca	1893	C
2022		Main	Street	2022 Main St	Valley Art	ca	1920	NC
2026		Main	Street	2026 Main St	Adelante Mujeres	ca	1990	NC
2030		Main	Street	2030 Main St	Buxton and Roe Building		1892	C
2032	2036	Main	Street	2032-2036 Main St	Ingles and Porter Building		1892	C
2038	2040	Main	Street	2038-2040 Main St	Wagner Building	ca	1890	C
2042		Main	Street	2042 Main St	Keep Building	ca	1890	C
1904		Pacific	Ave	1904 Pacific Ave	First Church of Christ Scientist		1916	C
1910		Pacific	Ave	1910 Pacific Ave	Prickett House	ca	1920	NC
1911	1923	Pacific	Ave	1911-1923 Pacific Ave	Forest Theater		1940	C

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County and State

N/A

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Properties in the Forest Grove Downtown Historic District

Address (address range, street name, street type)					Historic name		Built	C/NC
1914		Pacific	Ave	1914 Pacific Ave	Forest Grove Memorial Chapel	ca	1925	C
1920		Pacific	Ave	1920 Pacific Ave	Prickett House		1921	NC
1924	1926	Pacific	Ave	1924-1926 Pacific Ave	Knights of Pythias Building		1909	C
1927		Pacific	Ave	1927 Pacific Ave	Heaton and Company CPA	ca	1941	NC
1930	1936	Pacific	Ave	1930-1936 Pacific Ave	Timmerick and McNichol Building		1909	C
1933	1937	Pacific	Ave	1933-1937 Pacific Ave	Holroyd Building	ca	1905	C
1940		Pacific	Ave	1940 Pacific Ave	Forest Grove National Bank		1907	C
2000	2002	Pacific	Ave	2000-2002 Pacific Ave	Johnson & Son Livery Building		1898	C
2011	2019	Pacific	Ave	2011-2019 Pacific Ave	Good Building	ca	1919	C
2016		Pacific	Ave	2016 Pacific Ave	Hoffman Building	ca	1912	C
2026		Pacific	Ave	2026 Pacific Ave	J.N. Hoffman Building	ca	1912	C
2028		Pacific	Ave	2028 Pacific Ave	Star Theater		1914	C
2032		Pacific	Ave	2032 Pacific Ave	FoGo	ca	1920	NC
2036		Pacific	Ave	2036 Pacific Ave	Katz Billiards	ca	1920	NC
2038		Pacific	Ave	2038 Pacific Ave	News-Times Building	ca	1920	C

Address used in database

United States Department of the Interior
National Park Service

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Name of Property

Washington Co., OR

County and State

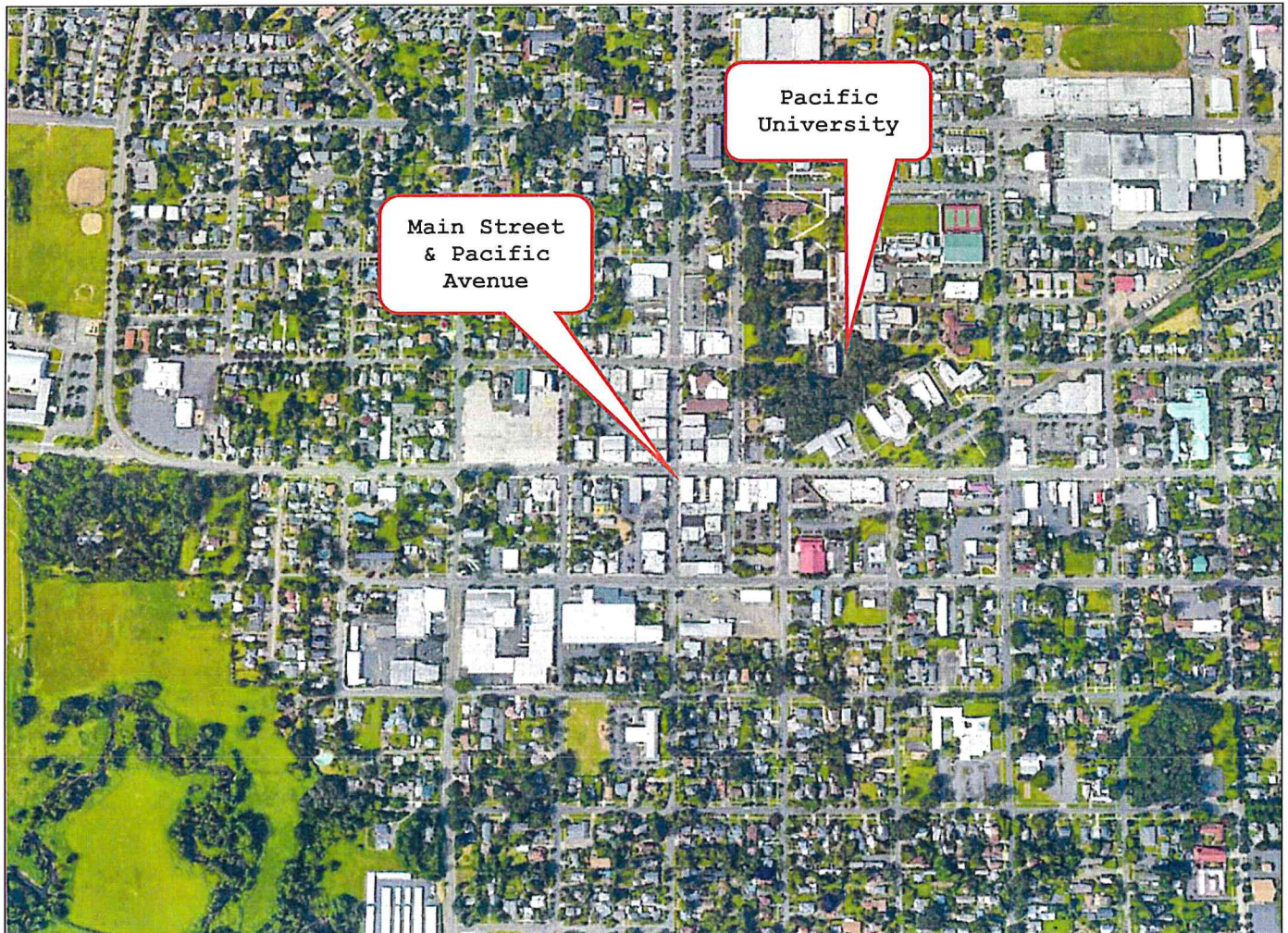
N/A

Name of multiple listing (if applicable)

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Figure 6: Geographical context



Source of base map: Google Maps

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Figure 7: Birds-eye aerial of geographic context, Pacific University in foreground, downtown in circled area, 1980



Source: Washington County Heritage, Five Oaks Museum

United States Department of the Interior
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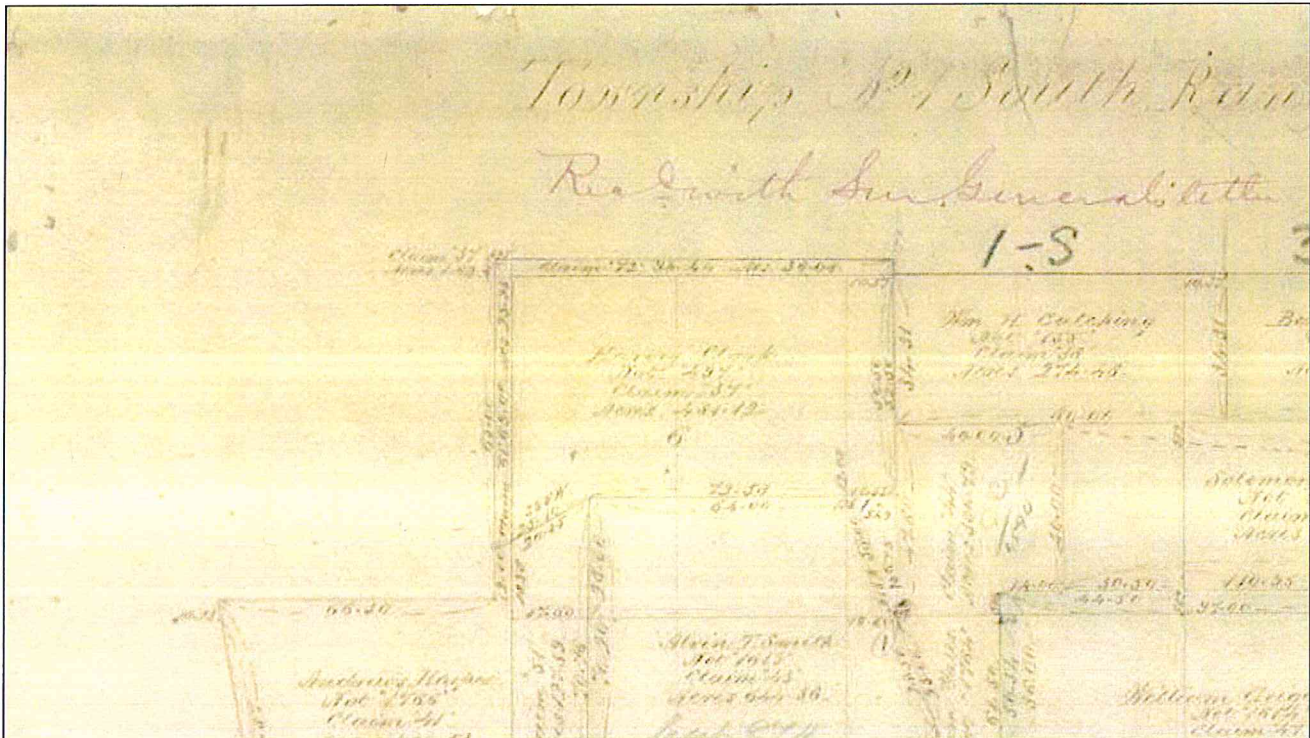
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Name of multiple listing (if applicable)

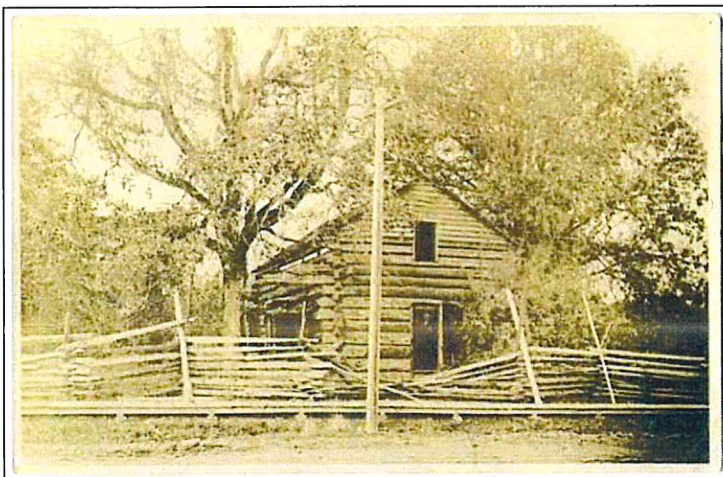
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Figure 8: General Land Office Map showing the claims of Harvey Clark and Alvin T. Smith, T1S, R3W



Source: Bureau of Land Management Government Land Office



Harvey Clark's cabin (n.d.)

Source: Washington County Heritage, Five Oaks Museum

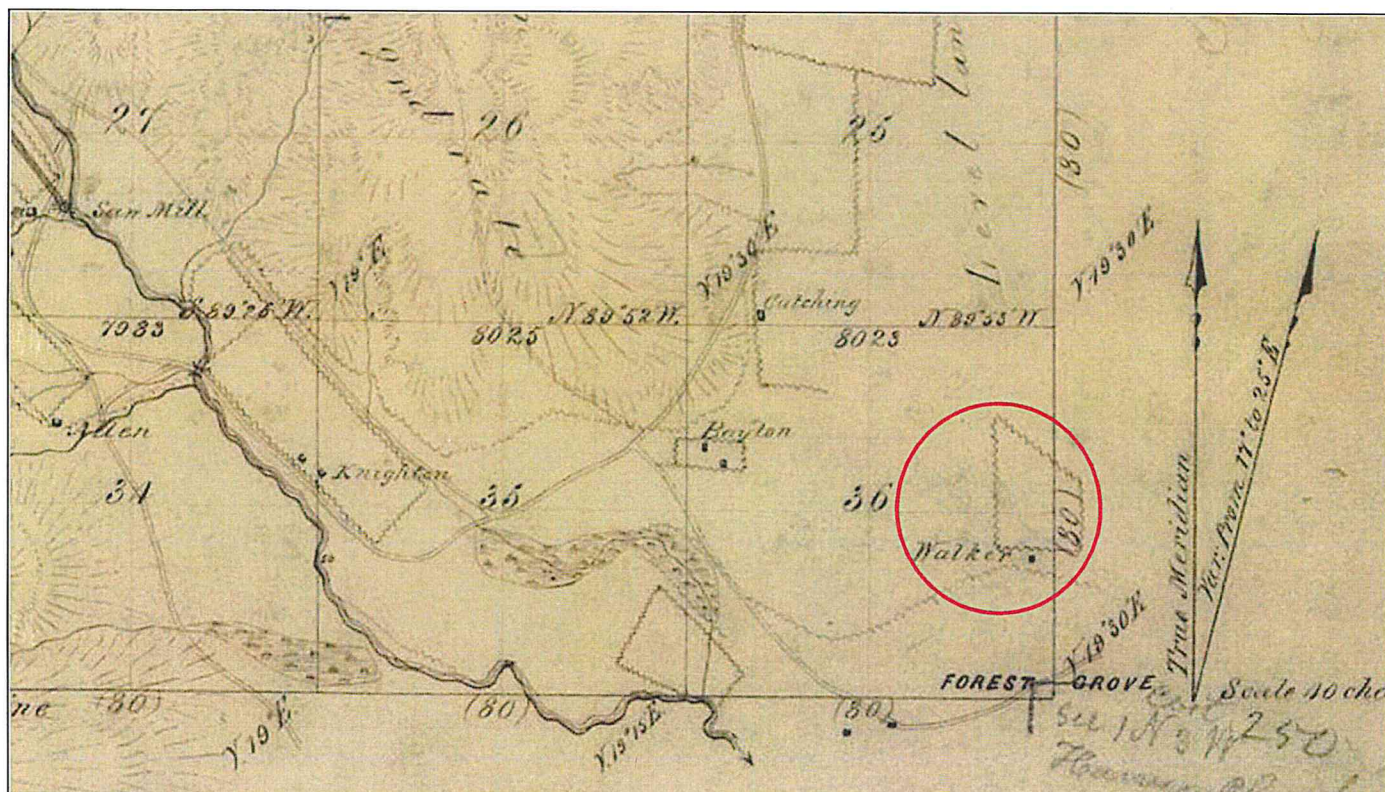
United States Department of the Interior
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N/A
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Figure 9: General Land Office Map showing the claim of Elkanah Walker, T1N, R4W, ca 1853



Source: Bureau of Land Management Government Land Office

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Washington Co., OR

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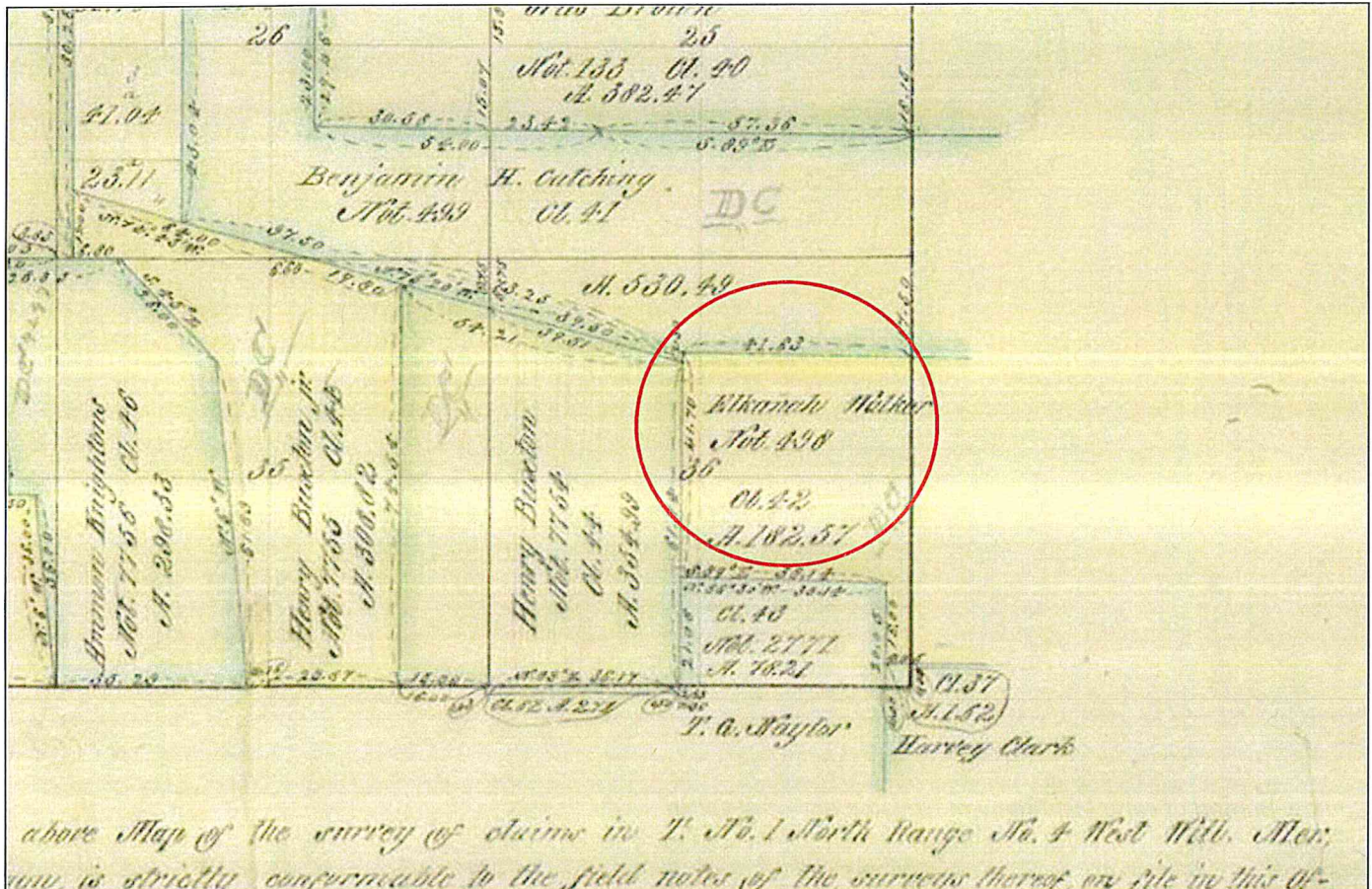
N/A

Name of multiple listing (if applicable)

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Figure 10: General Land Office Map showing the claim of Elkanah Walker, T1N, R4W, ca 1860



Source: Bureau of Land Management Government Land Office

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N/A

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Figure 11: Home of Alvin T. and Abigail Smith, 1854, photo from 1934 (HABS documentation)



Source: *Historic American Buildings Survey, Library of Congress*

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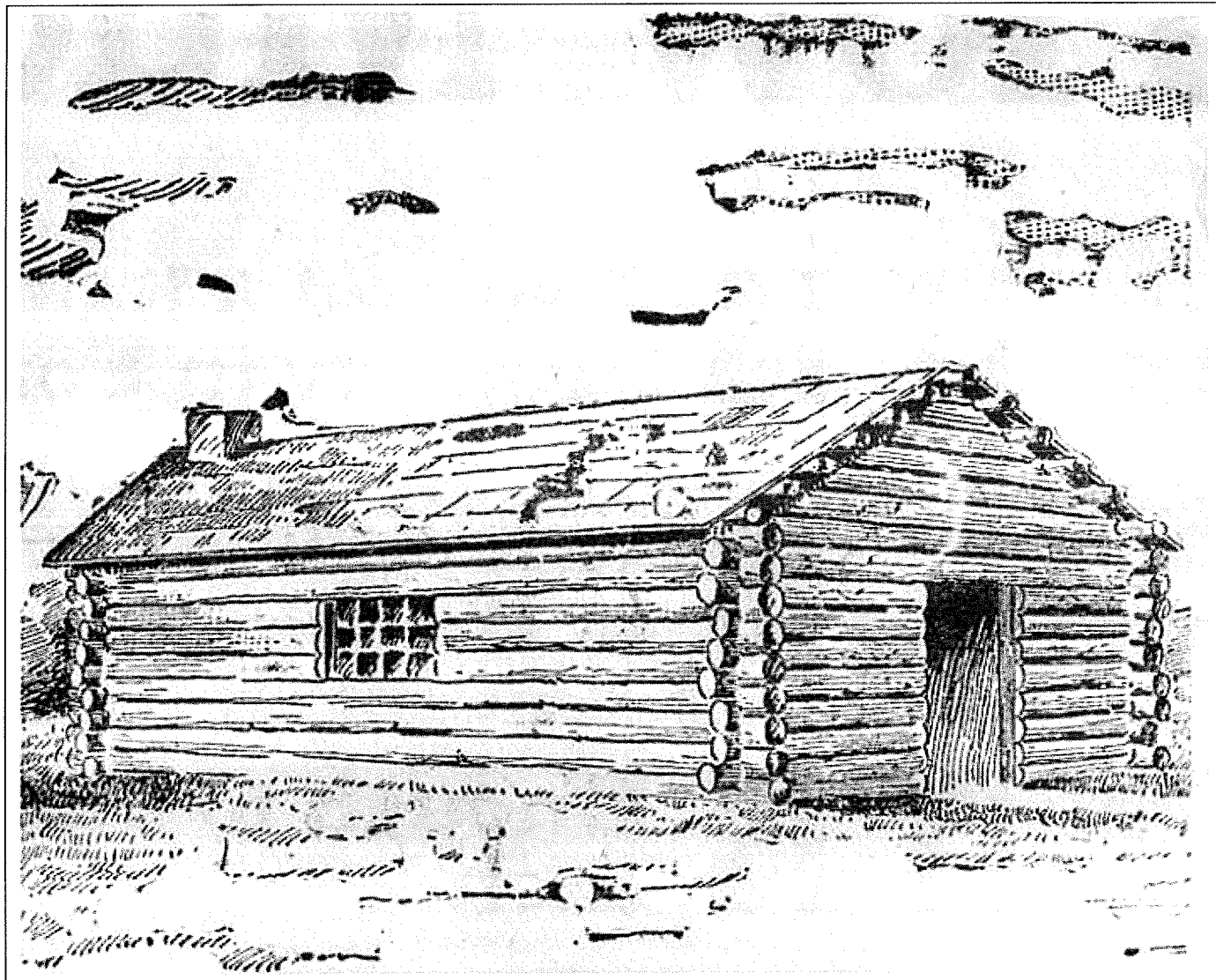
N/A

Name of multiple listing (if applicable)

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Figure 12: Sketch of earliest building on Pacific University campus (n.d.)



Source: Washington County Heritage, Five Oaks Museum

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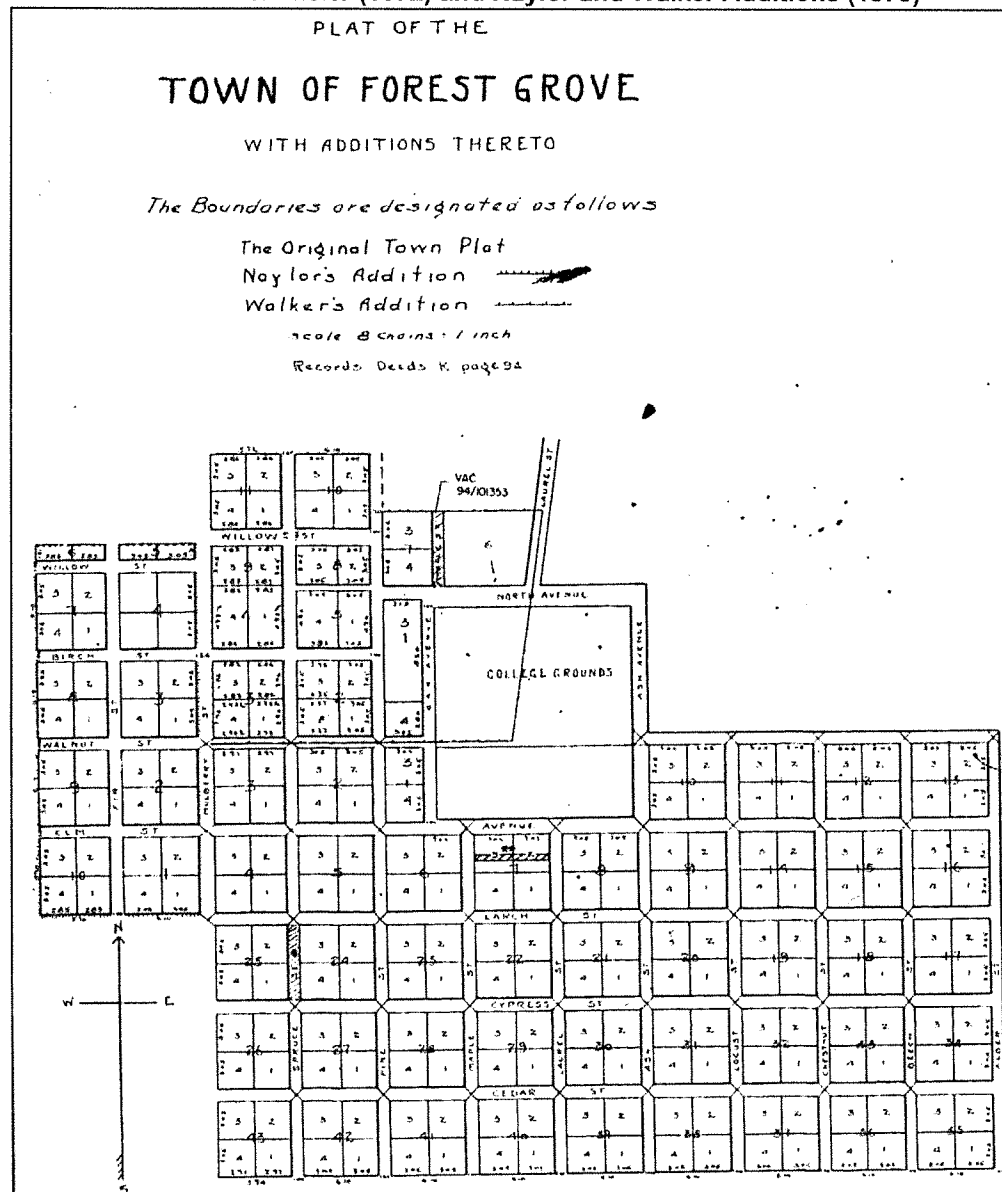
County and State

N/A

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Figure 13: Plat of the Forest Grove townsite (1872) and Naylor and Walker Additions (1873)



Source: Forest Grove, Oregon: Historic Context

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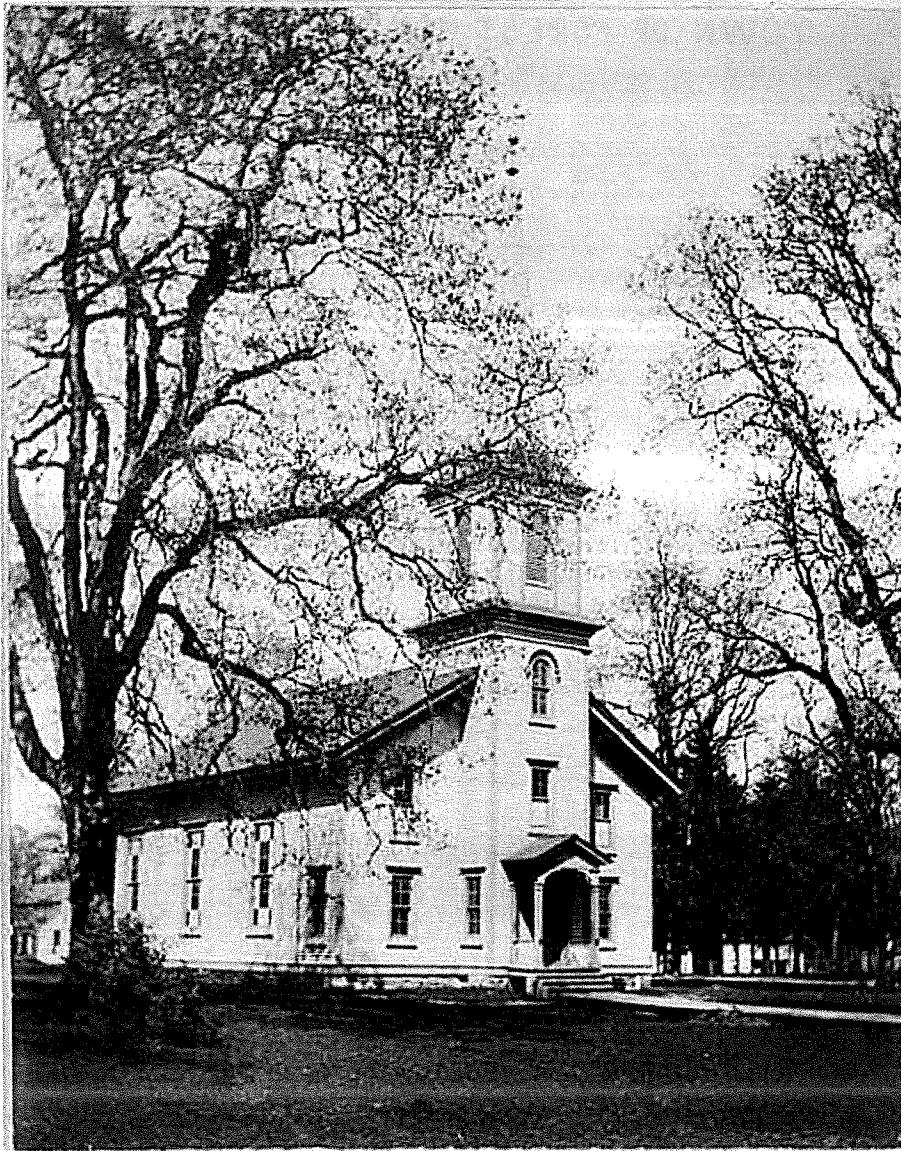
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Name of multiple listing (if applicable)

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Figure 14: First Congregational Church, ca 1890



Source: Washington County Heritage, Five Oaks Museum

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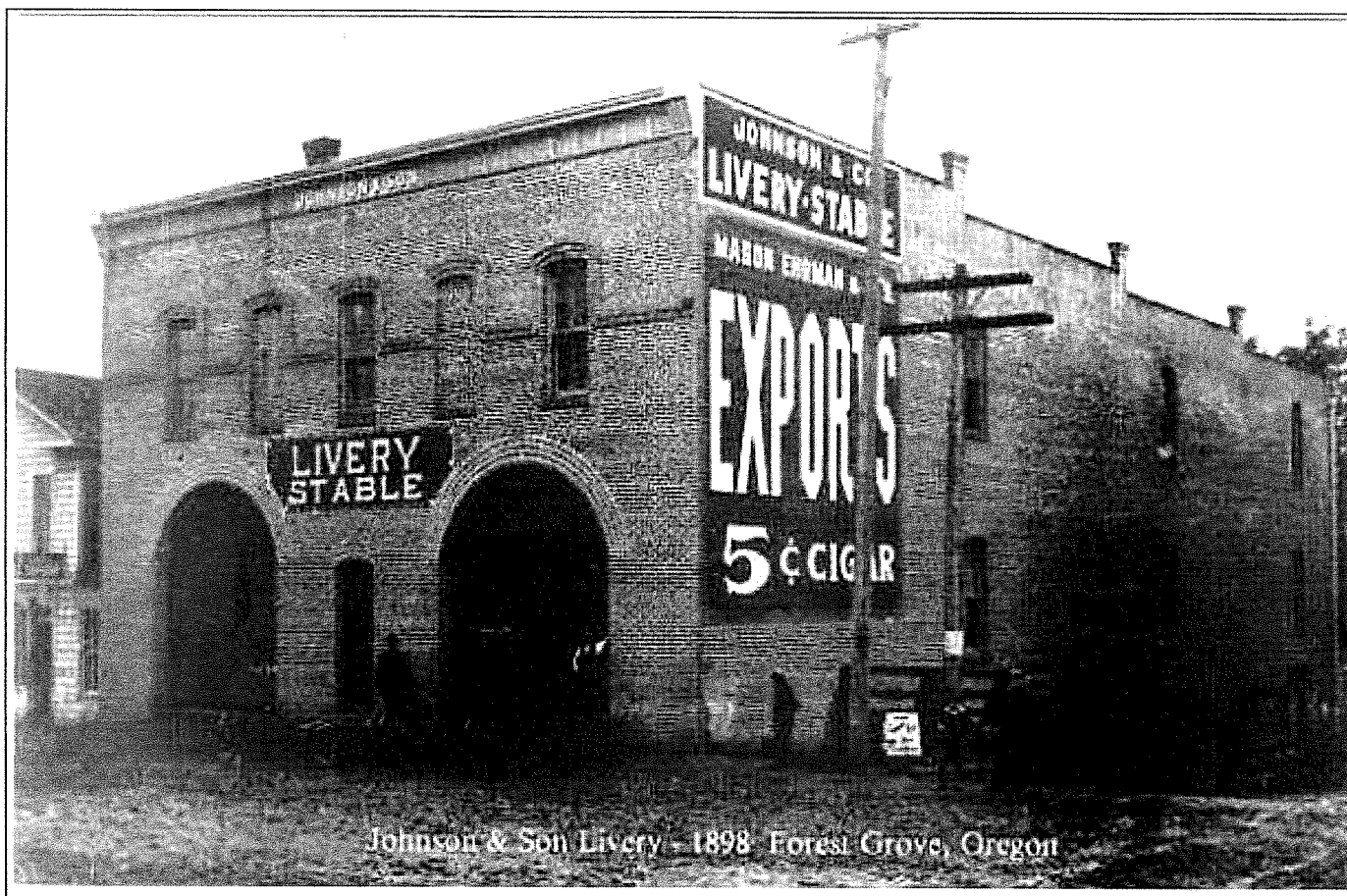
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 15: Johnson & Son Livery, Pacific Avenue, 1898



Source: Washington County Heritage, Five Oaks Museum

United States Department of the Interior
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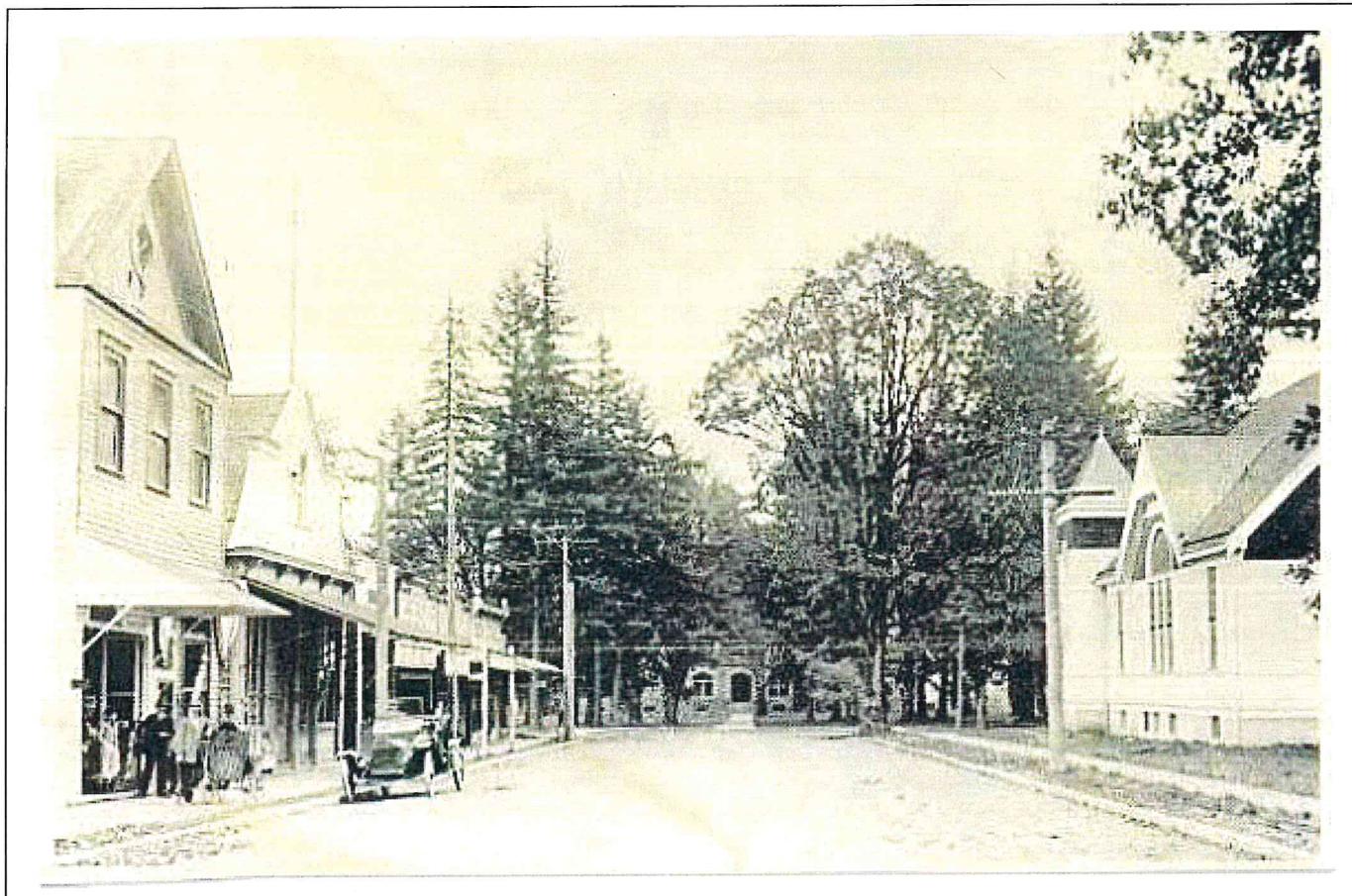
N/A

Name of multiple listing (if applicable)

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Figure 16: Looking east on 21st Avenue, ca 1900 (First Congregational Church on right)



Source: Washington County Heritage, Five Oaks Museum

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County and State

N/A

Name of multiple listing (if applicable)

Figure 17: Pacific Avenue looking east, ca 1900 (Forest Grove National Bank to rear)



Source: Washington County Heritage, Five Oaks Museum

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Forest Grove Downtown Historic District

Name of Property

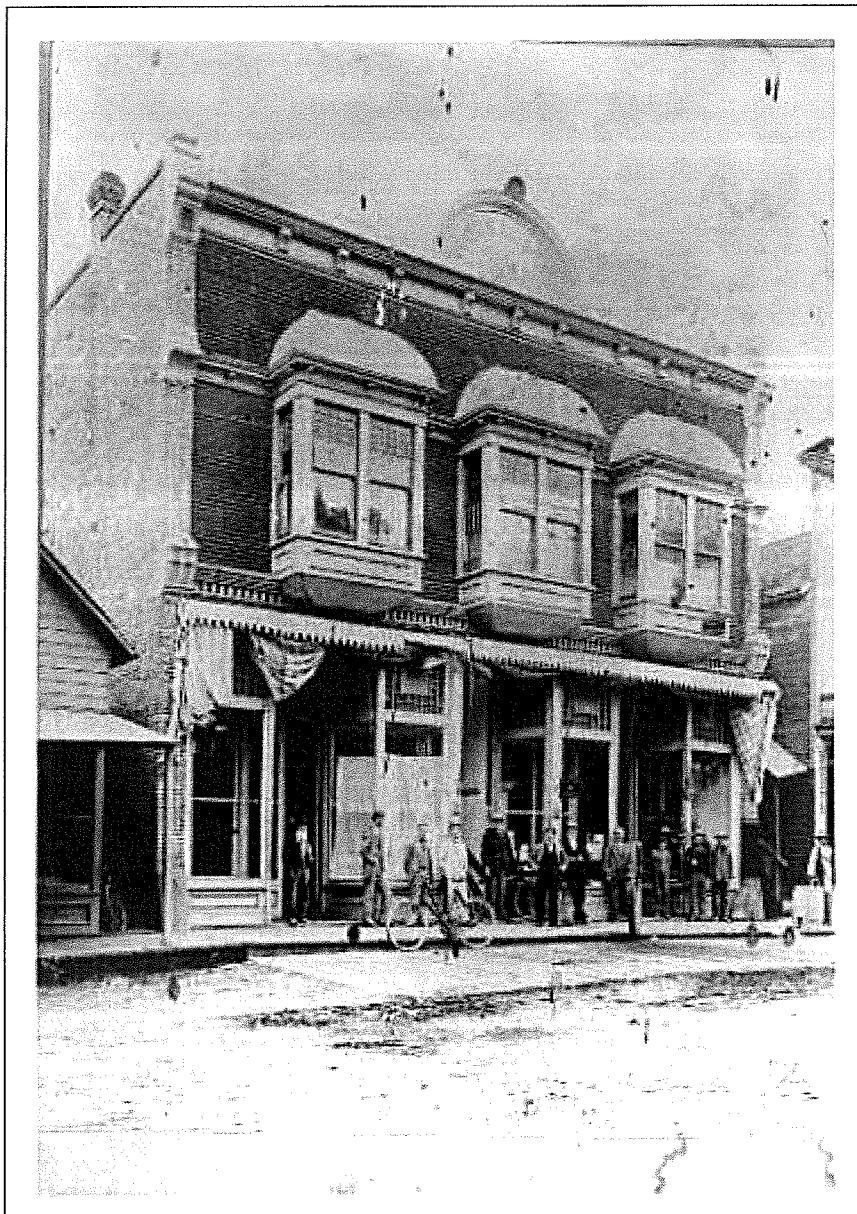
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 18: Woods & Caples General Store, 1905



Source: Washington County Heritage, Five Oaks Museum

United States Department of the Interior
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N/A
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Figure 19: Forest Grove streetcar, 1906



Source: Washington County Heritage, Five Oaks Museum

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Name of Property

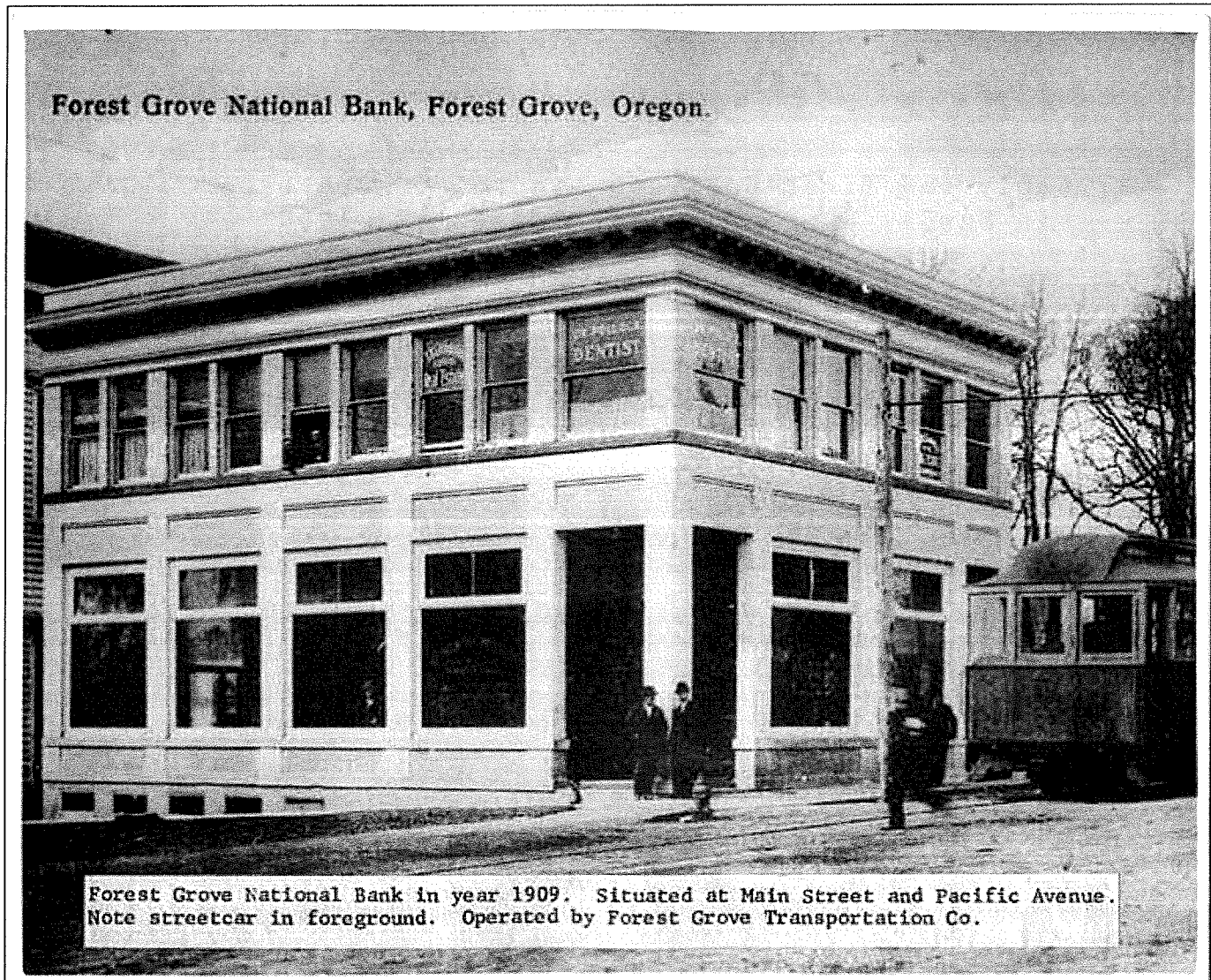
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 20: Forest Grove National Bank in 1909, streetcar to right



Forest Grove National Bank, Forest Grove, Oregon.

Forest Grove National Bank in year 1909. Situated at Main Street and Pacific Avenue. Note streetcar in foreground. Operated by Forest Grove Transportation Co.

Source: Washington County Heritage, Five Oaks Museum

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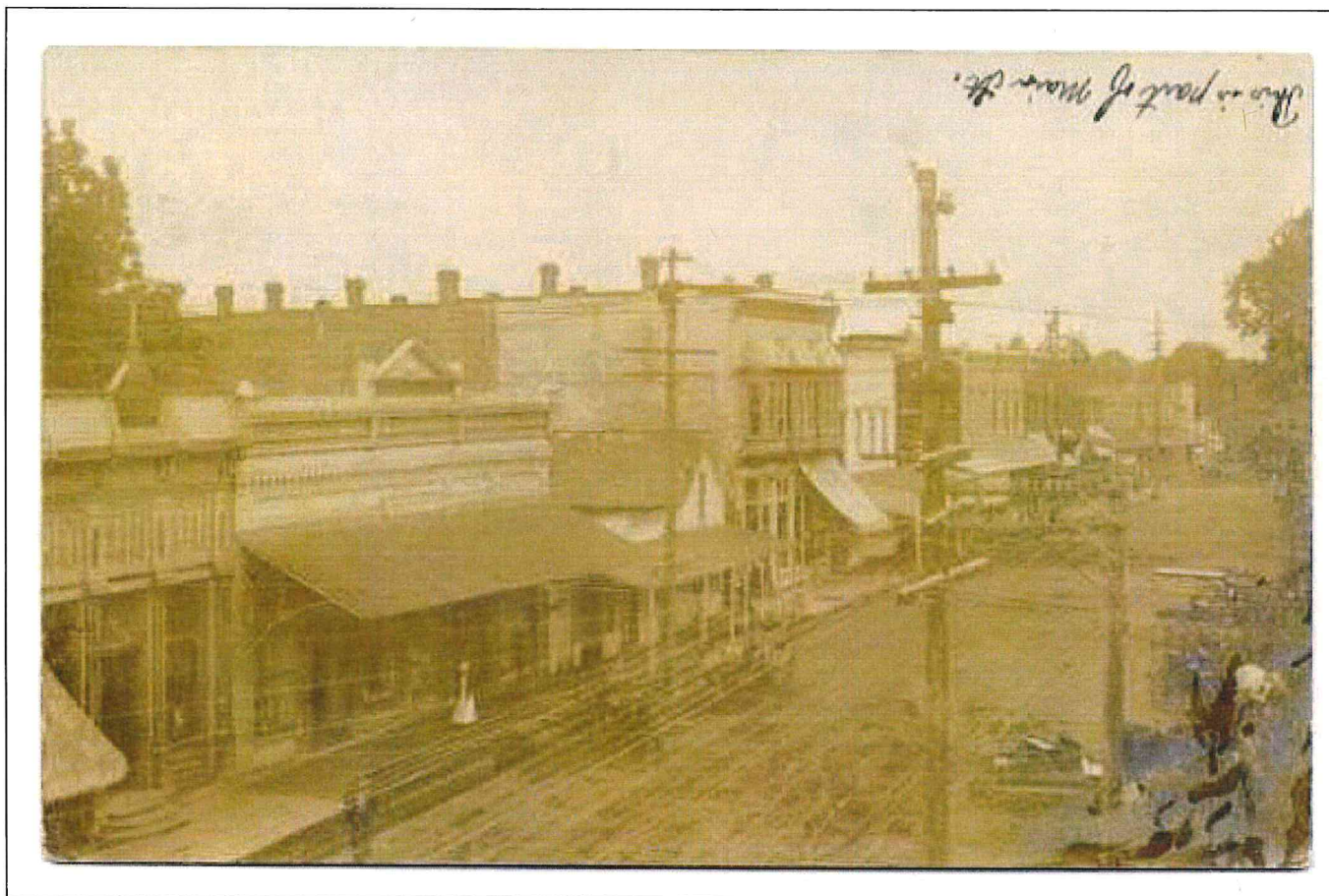
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 21: Main Street looking north, ca 1910



Source: Washington County Heritage, Five Oaks Museum

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Washington Co., OR

County and State
N/A

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Figure 22: Main Street looking south toward Pacific, ca 1910



Source: Washington County Heritage, Five Oaks Museum

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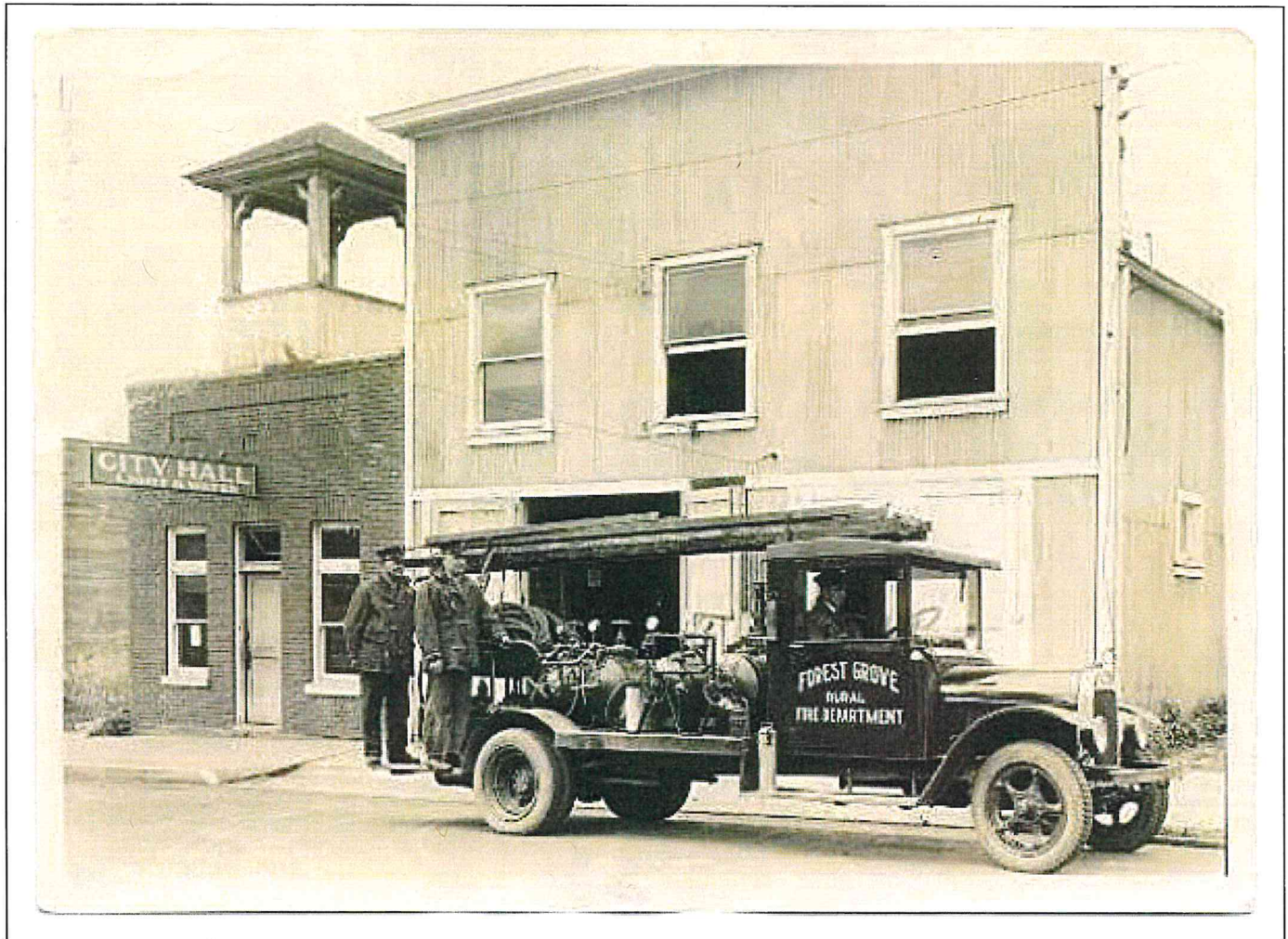
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 23: City Hall and Forest Grove fire truck, ca 1910



Source: Washington County Heritage, Five Oaks Museum

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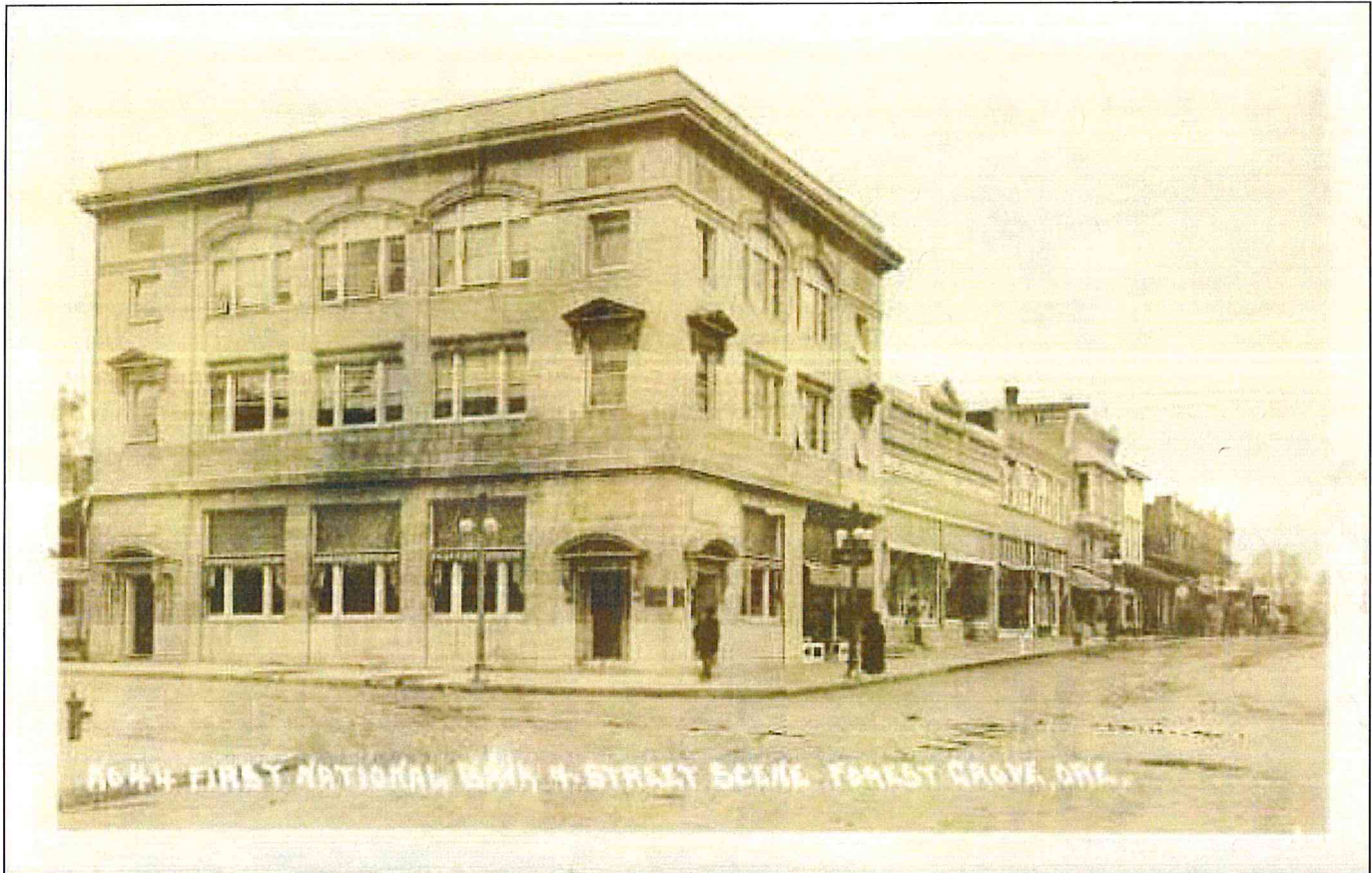
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 24: First National Bank and Main Street, looking north, ca 1915



Source: Washington County Heritage, Five Oaks Museum

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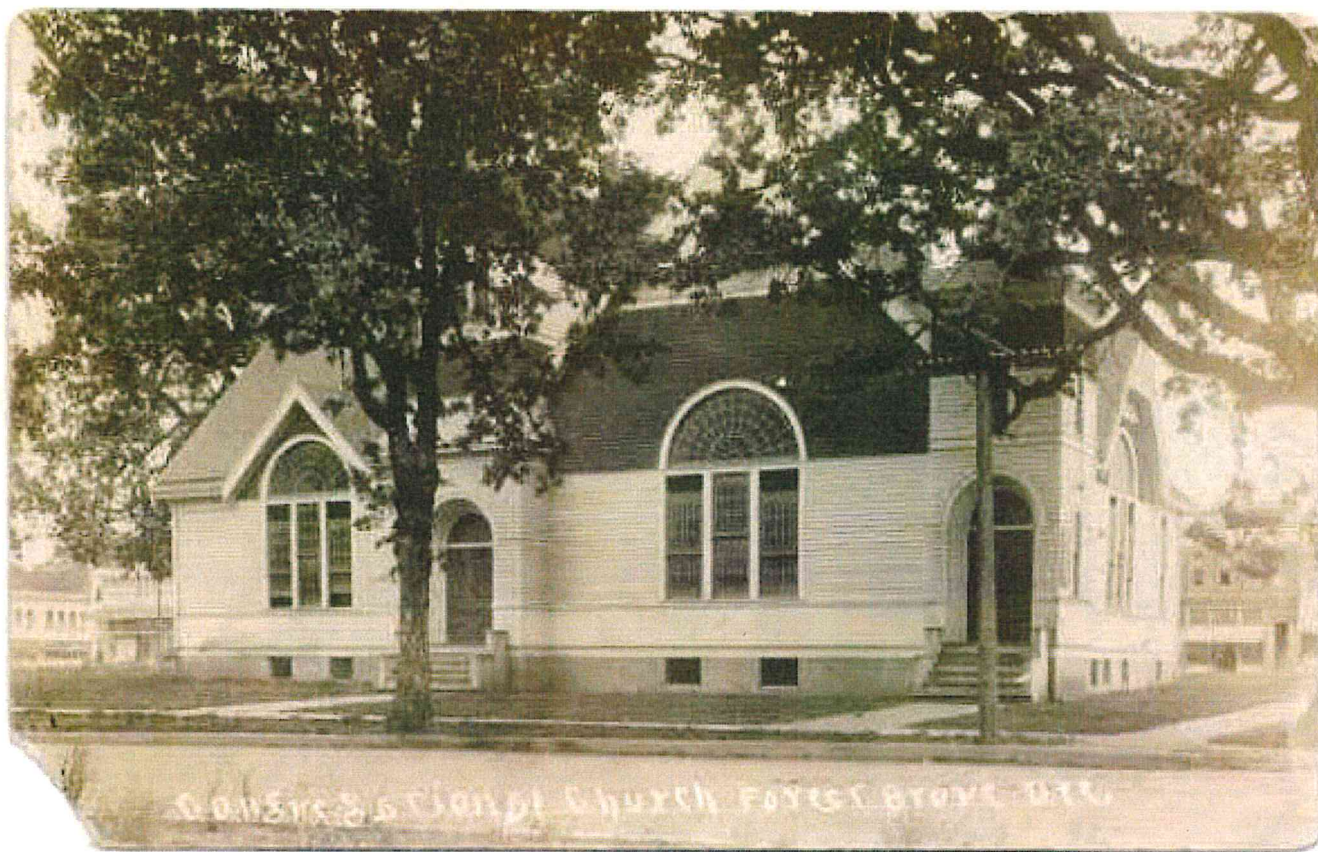
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 25: First Congregational Church, ca 1917



Source: Washington County Heritage, Five Oaks Museum

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Washington Co., OR

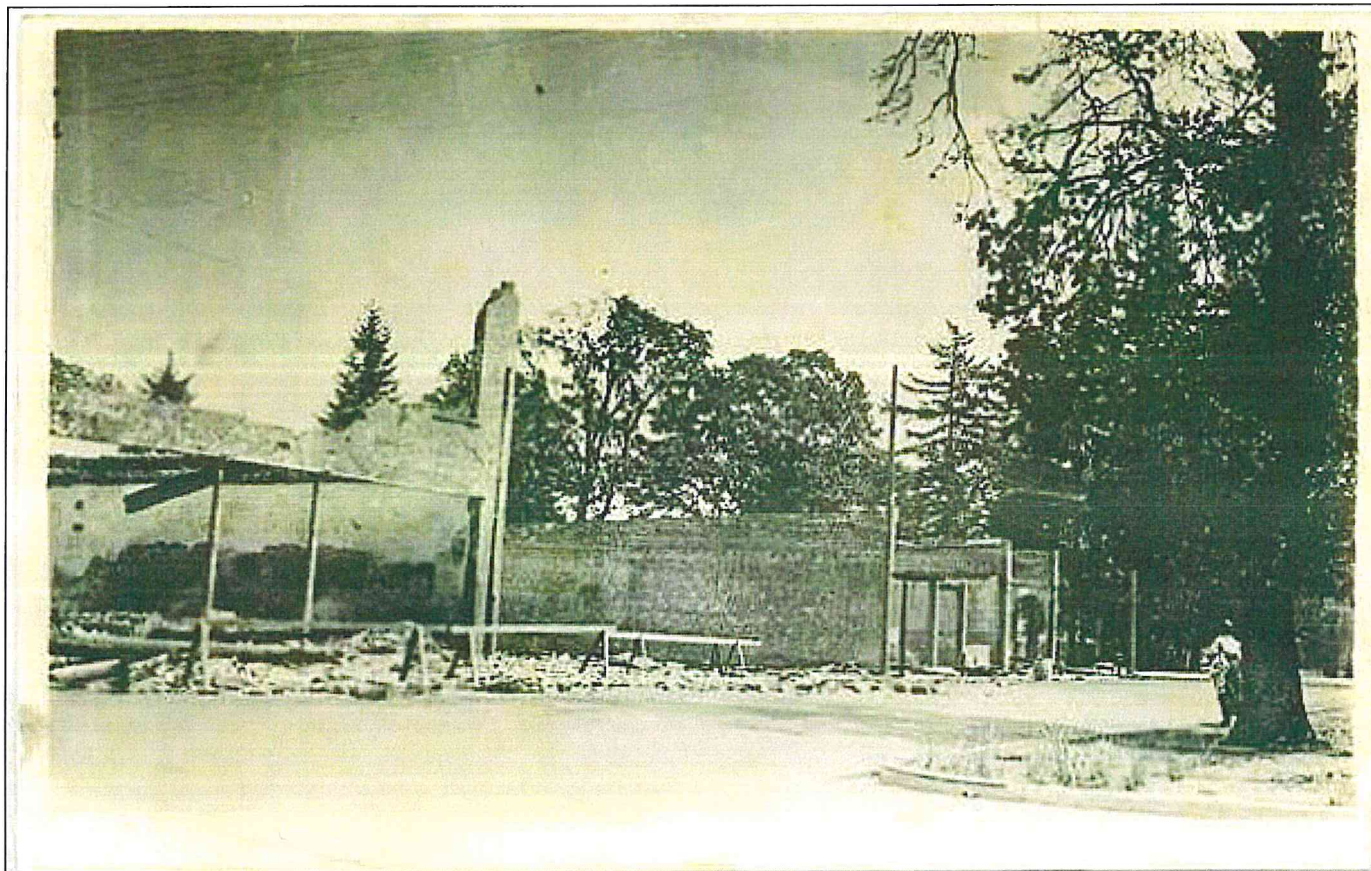
County and State

N/A

Name of multiple listing (if applicable)

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Figure 26: 21st Avenue looking northeast after July 1919 fire



Source: Washington County Heritage, Five Oaks Museum

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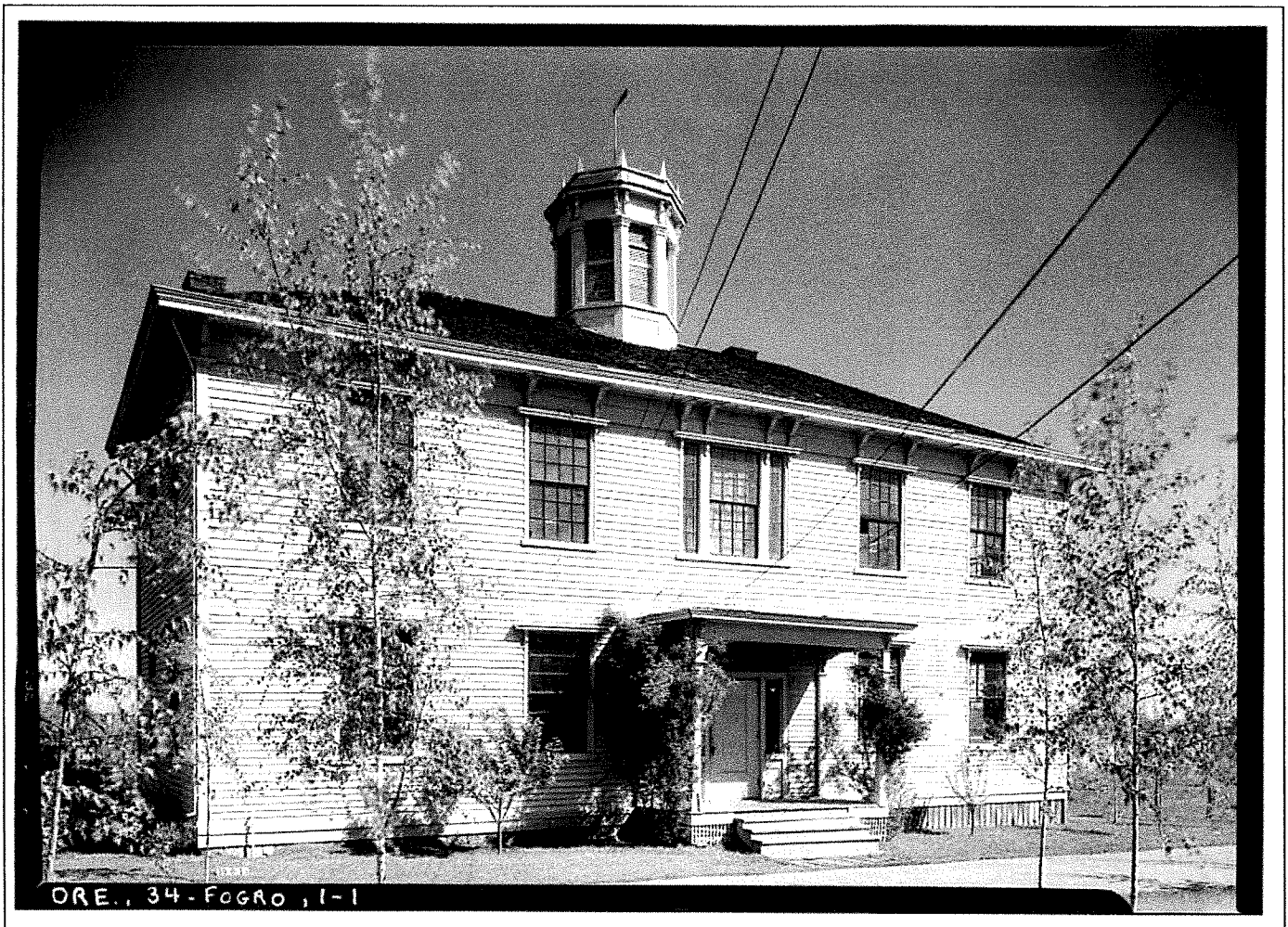
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 27: 1850 Tualatin Academy in 1934 (HABS documentation)



Source: Historic American Building Survey, Library of Congress

United States Department of the Interior
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N/A

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Figure 28: 1916 First Church of Christ, Scientist, ca 1940



Source: Washington County Heritage, Five Oaks Museum

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Forest Grove Downtown Historic District

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Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 29: Forest Grove National Bank and Pacific Avenue looking northeast, ca 1940



Source: Washington County Heritage, Five Oaks Museum

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Name of Property

Washington Co., OR

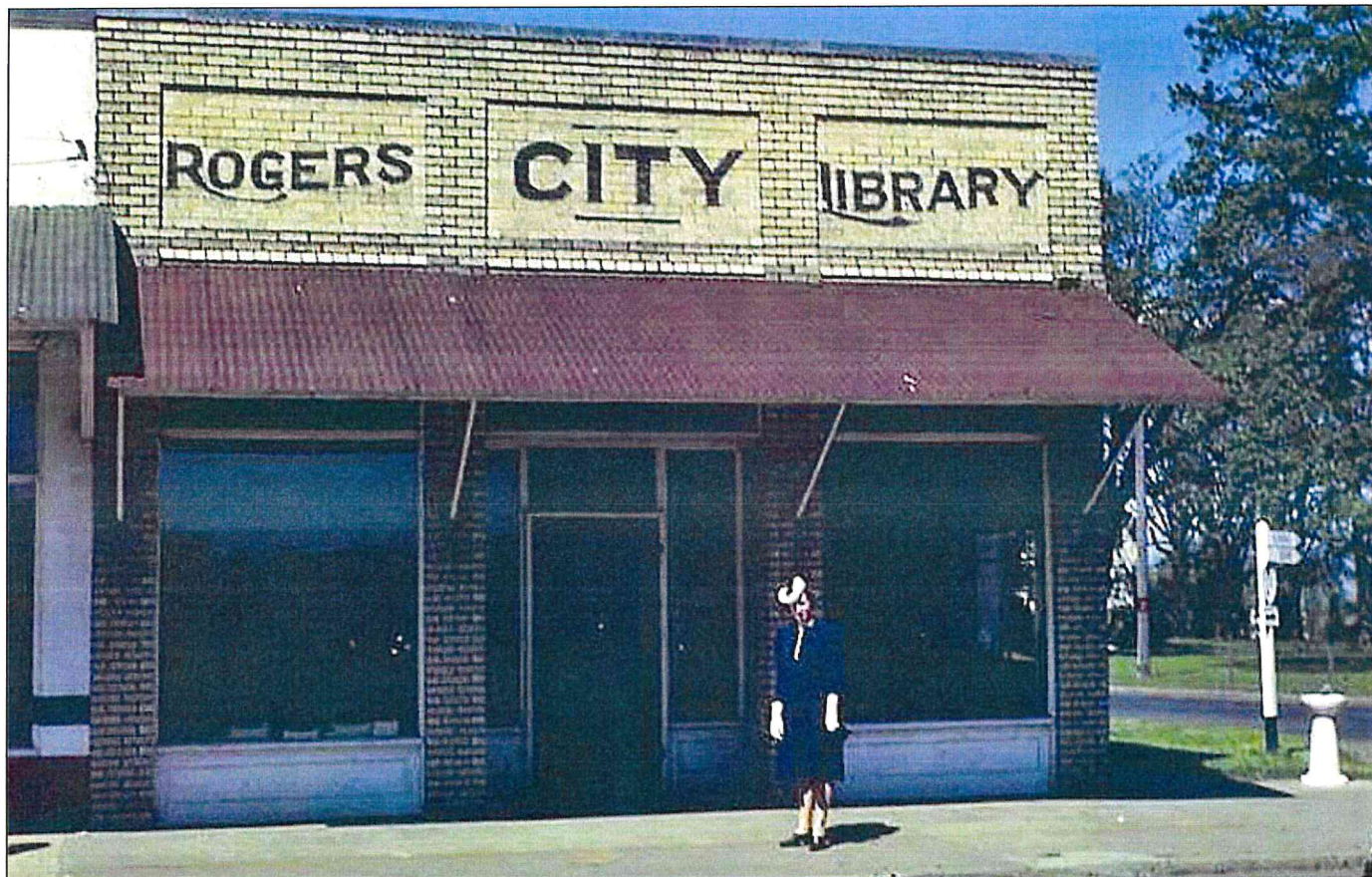
County and State

N/A

Name of multiple listing (if applicable)

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Figure 30: Rogers Library as rebuilt after 1919 fire, 1941



Source: Washington County Heritage, Five Oaks Museum

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Name of Property

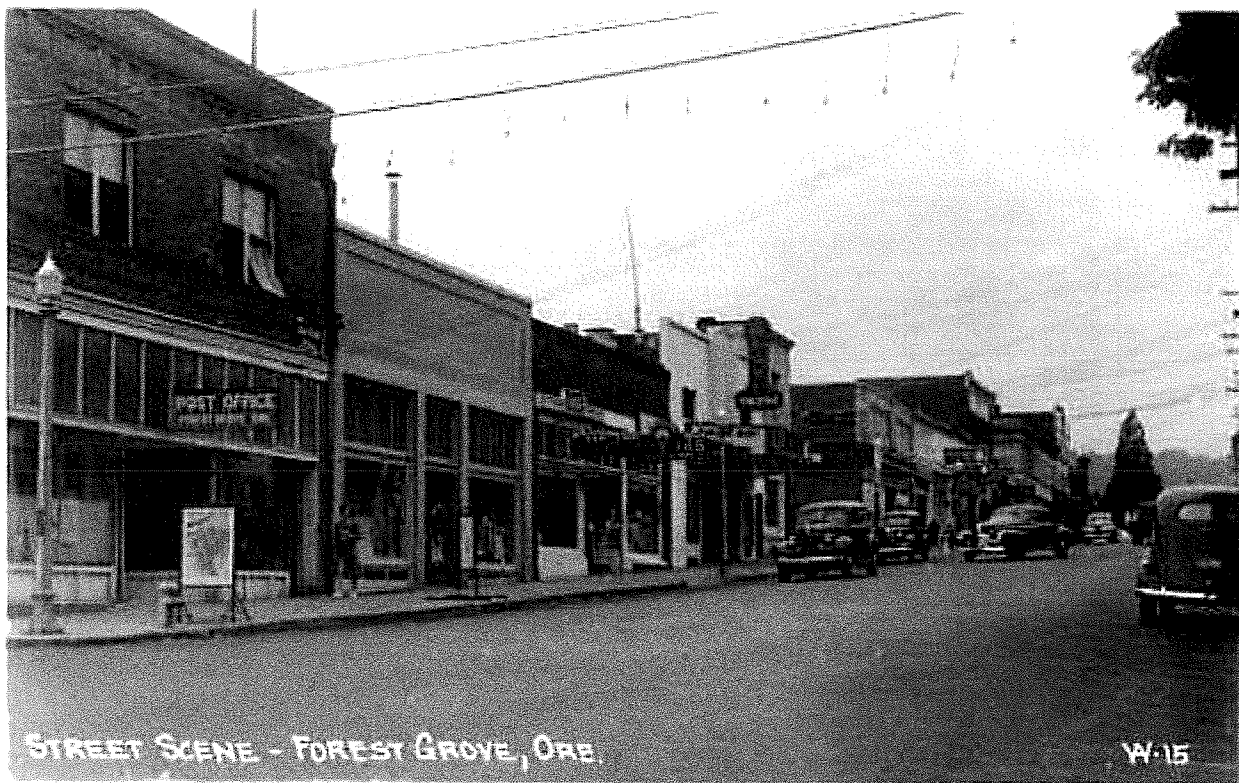
Washington Co., OR

County and State

N/A

Name of multiple listing (if applicable)

Figure 31: South side of Pacific Avenue, 1942



Source: Washington County Heritage, Five Oaks Museum

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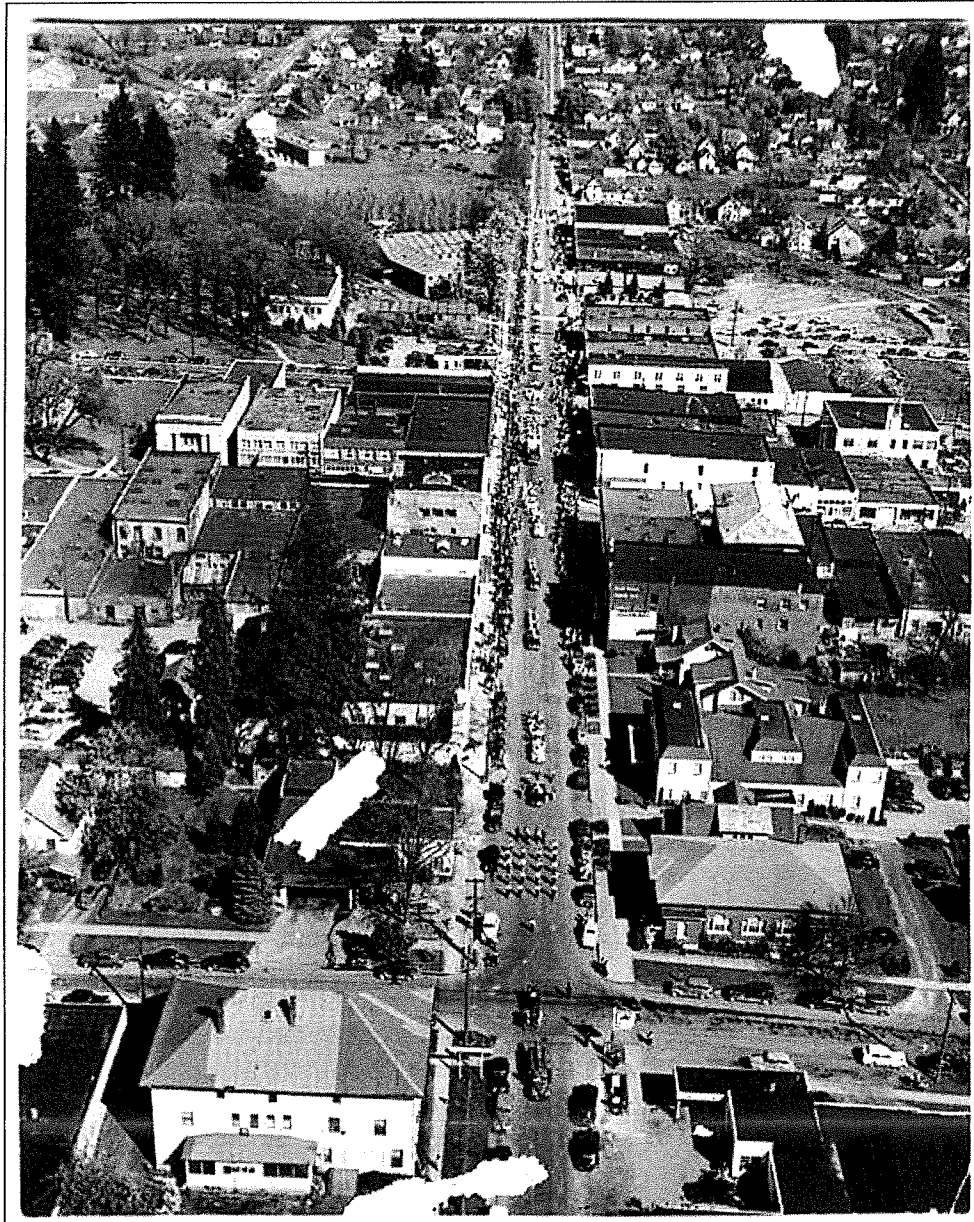
County and State

N/A

Name of multiple listing (if applicable)

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Figure 32: Parade on Pacific Avenue, 1949, looking east from A Street



Source: Washington County Heritage, Five Oaks Museum

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N/A

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Figure 33: Pacific and Main, 1963, looking west



Source: Washington County Heritage, Five Oaks Museum

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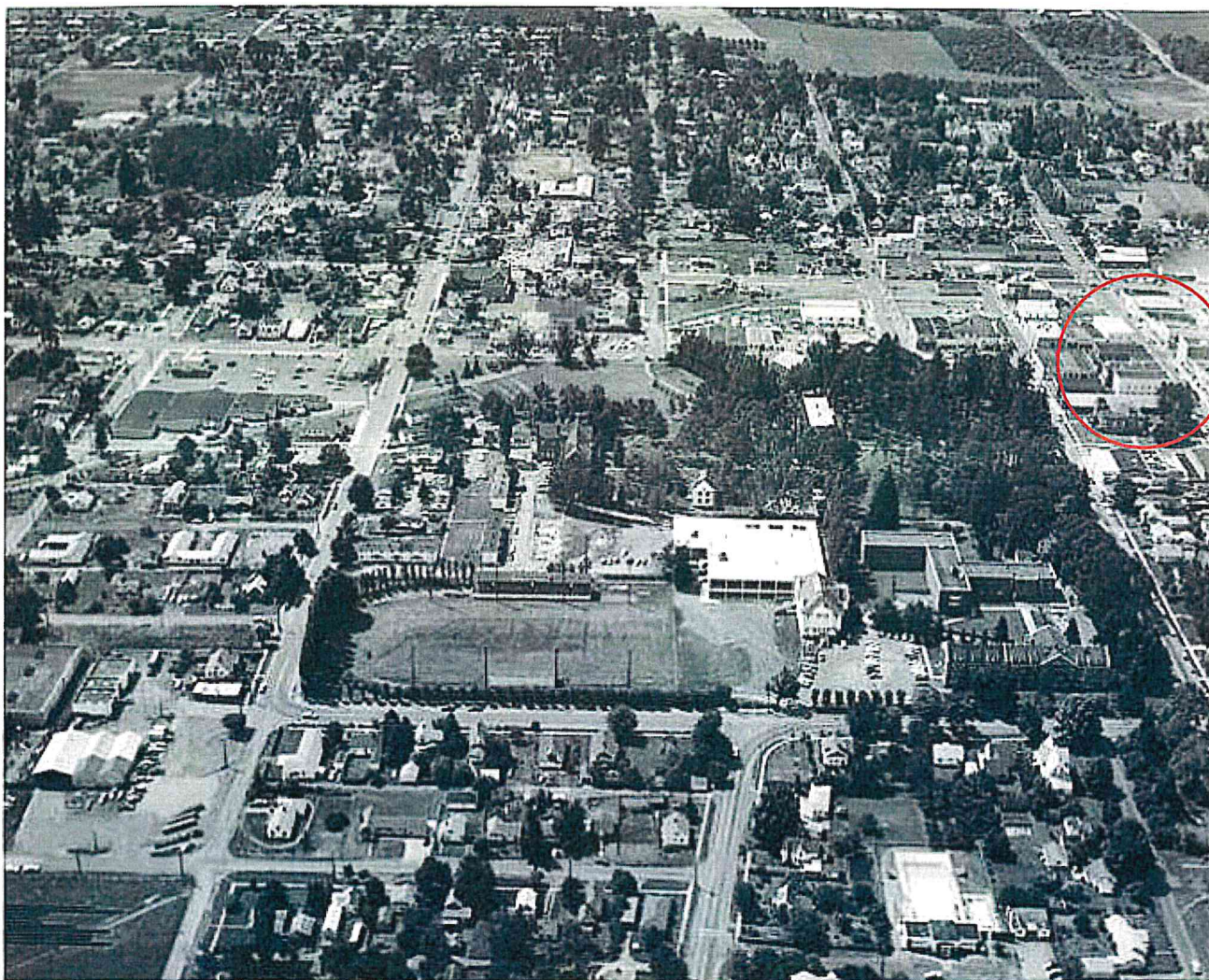
N/A

Name of multiple listing (if applicable)

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Figure 34: Pacific University campus and Main Street (far right), 1969, looking south



Source: Washington County Heritage, Five Oaks Museum

Historic Building Report/Counts

(All Properties Inventoried)

Evaluation Counts - 2018 Forest Grove Historic District

<u>Evaluation</u>	<u>Quantity</u>	<u>% of Total</u>
eligible/contributing	27	69%
eligible/significant	2	5%
not eligible/non-contributing	5	13%
not eligible/out of period	5	13%
Total:	39	

Construction Date Decade Counts - 2018 Forest Grove Historic District

<u>Decade</u>	<u>Quantity</u>	<u>% of Total</u>
1890s	7	18%
1900s	4	10%
1910s	8	21%
1920s	14	36%
1940s	3	8%
1950s	1	3%
1970s	1	3%
1990s	1	3%
Total:	39	

Original Use Counts - 2018 Forest Grove Historic District

<u>Original Use</u>	<u>Quantity</u>	<u>% of Total</u>
COMMERCE / TRADE	28	72%
DOMESTIC	2	5%
EDUCATION	1	3%
FUNERARY	1	3%
INDUSTRY/PROCESSING/EXTRACTION	1	3%
RECREATION & CULTURE	2	5%
RELIGION	2	5%
SOCIAL	2	5%
Total:	39	

Material Counts - 2018 Forest Grove Historic District

<u>Materials</u>	<u>Quantity</u>	<u>% of Total</u>
BRICK	20	51%
STUCCO	17	44%
WOOD	2	5%
Total:	39	

Historic Building Report/Counts











(All Properties Inventoried)

Style Category Counts - 2018 Forest Grove Historic District

Style Categories	Quantity	% of Total
VICTORIAN ERA		
Italianate	1	
Category Total:	1	3%
MODERN PERIOD		
Art Deco	3	
Modern Period: Other	1	
Category Total:	4	10%
LATE 20TH CENTURY		
Late 20th Century: Other	1	
Post-Modern	1	
Category Total:	2	5%
LATE 19TH/20TH CENT. PERIOD REVIVALS		
Colonial Revival	2	
Exotic Revival	1	
Mediterranean Revival	1	
Category Total:	4	10%
LATE 19TH/20TH CENT. AMER. MOVEMENTS		
Bungalow (Type)	2	
Commercial (Type)	26	
Category Total:	28	72%
Total:	39	

(printout date: 4/16/2020)












Architectural Survey Data for 2018 Forest Grove Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2003 21st Ave American Legion Post No. 2	2	EC	1921	Standard Brick	Colonial Revival	Meeting Hall	5/20/2009		
2007 21st Ave	1	NP	c.1970	Standard Brick Corrugated metal	Late 20th Century: Other	Restaurant 1-Part Block	6/4/2009		
2011 21st Ave Frye Building	1	NP	1943	Stucco	Art Deco Commercial (Type)	COMMERCIAL: General 1-Part Block	5/20/2009		
<i>Comments: This building burned in 1919 along with the other buildings on this block. It was reconstructed in 1943.</i>									
2017 21st Ave Creamery Building <i>Forest Grove Creamery; Palace Garage</i>	1	EC	c.1920	Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	5/20/2009		
<i>Comments: Building burned in 1919 and was rebuilt and reopened ca 1920. Designated local landmark.</i>									
2019 21st Ave Rogers Building <i>Old City Library</i>	1	EC	c.1921	Stucco	Commercial (Type)	Library 1-Part Block	1/1/1998		
<i>Comments: Former stationary store was converted to library in 1907. It burned in 1919 and was rebuilt and reopened in 1921. Thought to be a designated local landmark.</i>									
2018 College Way Western Oregon Telephone and Telegraph	1	EC	1928	Standard Brick	Commercial (Type)	Communications Facility Other/Undefined	8/29/2017		
2032 College Way <i>United Congregational Church</i>	1	NP	1959 1976	Horizontal Board Standard Brick	Modern Period: Other	Religious Facility Church/Meetinghouse	8/29/2017		
2001-2003 Main St Miller-Anderson Building	2	EC	1917	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
2004 Main St First National Bank Of Forest Grove <i>First National Bank of Oregon Building</i>	3	EC	1914 1937	Standard Brick Stucco	Commercial (Type)	COMMERCIAL: General 2-Part Vertical Block	8/29/2017		
2007-2011 Main St Anderson/Chowning Building <i>Vandyke-Chowning Bldg; Anderson, John</i>	2	EC	1926 c.1933	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

(printout date: 4/16/2020)











Architectural Survey Data for 2018 Forest Grove Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2008-2010 Main St Anderson Building <i>Haines & Bailey General Merchandise Store</i>	1	EC	c.1890	Standard Brick Rock-Faced Brick	Commercial (Type)	Specialty Store 1-Part Block	8/29/2017		
2012-2016 Main St Nixon Building	2	EC	1912	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
2013-2017 Main St Paterson Building <i>Paterson's Furniture Store</i>	2	EC	1923 1950	Stucco	Art Deco	COMMERCIAL: General 2-Part Block	8/29/2017		
2019 Main St Masonic Holbrook Lodge #30	2	EC	1923	Stucco	Exotic Revival	Meeting Hall Temple-Front Commercial	8/29/2017		
2020 Main St Woods & Caples General Store <i>Grove Furniture Store</i>	2	ES NRI	c.1893 1913	Brick:Other/Undefined Wood:Other/Undefined	Italianate	Department Store 2-Part Block	8/29/2017	12/2/1985	
2022 Main St <i>Valley Art</i>	1	NC	c.1920	Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/29/2017		
2026 Main St <i>Adelante Mujeres</i>	2	NP	c.1990	Multi-Color Brick Stucco	Post-Modern	COMMERCIAL: General Other Commercial/Public	8/29/2017		
2030 Main St Buxton and Roe Building <i>Broderon Building</i>	2	EC	1892	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
2032-2036 Main St Ingles and Porter Building	2	EC	1892	Standard Brick Wood Sheet	Commercial (Type) Italianate	COMMERCIAL: General 2-Part Block	8/29/2017		
2038-2040 Main St Wagner Building	2	EC	c.1890	Standard Brick	Commercial (Type) Italianate	COMMERCIAL: General 2-Part Block	8/29/2017		
2042 Main St Keep Building	1	EC	c.1890	Standard Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/29/2017		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/ Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

(printout date: 4/16/2020)









Architectural Survey Data for 2018 Forest Grove Historic District
Oregon State Historic Preservation Office

Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1904 Pacific Ave First Church Of Christ, Scientist	1	ES NRI	1916	Standard Brick	Colonial Revival	Religious Facility Church/Meetinghouse	8/29/2017	1/21/1994	
1910 Pacific Ave Prickett House	1.5	NC	c.1920	Horizontal Board Vertical Board	Bungalow (Type)	Single Dwelling Bungalow	8/29/2017		
1911-1923 Pacific Ave Forest Theater <i>Forest Theater Building</i>	1	EC	1940 1946	Stucco Standard Brick	Art Deco	Theater Theater	8/29/2017		
1914 Pacific Ave Forest Grove Memorial Chapel	2	EC	c.1925	Stucco Standard Brick	Mediterranean Revival	Mortuary Other Commercial/Public	8/29/2017		
1920 Pacific Ave Prickett House	1.5	NC	1921	Stucco Horizontal Board	Bungalow (Type)	Single Dwelling Bungalow	8/29/2017		
1924-1926 Pacific Ave Knights of Pythias Building	3	EC	1909	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
1927 Pacific Ave Heaton and Company CPA	1	NP	c.1941	Standard Brick	Commercial (Type)	Professional 1-Part Block	8/29/2017		
1930-1936 Pacific Ave Timmerick and McNichol Building <i>Abbott-Thornburg-Bailey Building;</i>	2	EC	1909 c.1975	Standard Brick	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
1933-1937 Pacific Ave Holroyd Building	2	EC	c.1905	Stucco	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
1940 Pacific Ave Forest Grove National Bank	2	EC	1907 c.1940	Stucco Glazed Terra-Cotta <i>Comments: Altered in 1940s, 1950s</i>	Commercial (Type)	Financial Institute Vault	8/29/2017		

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark NS=listed as part of an NRI

(printout date: 4/16/2020)

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Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
2000-2002 Pacific Ave Johnson & Son Livery Building	2	EC	1898 1985	Standard Brick	Commercial (Type)	COMMERCIAL: General Arcaded Block	8/29/2017		
2011-2019 Pacific Ave Good Building	1	EC	c.1919 c.1947	Stucco Concrete Block	Commercial (Type)	COMMERCIAL: General Service Station	8/29/2017		
<i>Palace Garage</i>									
2016 Pacific Ave Hoffman Building	1	EC	c.1912	Stucco Standard Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/29/2017		
2026 Pacific Ave J.N. Hoffman Building	2	EC	c.1912	Stucco Cast Stone	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
2028 Pacific Ave Star Theater	2	EC	1914 1937	Stucco	Commercial (Type)	Theater Theater	8/29/2017		
2032 Pacific Ave	1	NC	c.1920	Multi-Color Brick Stucco	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/29/2017		
<i>FoGo</i>									
2036 Pacific Ave	1	NC	c.1920	Stucco Roman Brick	Commercial (Type)	COMMERCIAL: General 1-Part Block	8/29/2017		
<i>Katz Billiards</i>									
2038 Pacific Ave	2	EC	c.1920 c.1950	Stucco Wood Sheet	Commercial (Type)	COMMERCIAL: General 2-Part Block	8/29/2017		
<i>News-Times Building; Forest Grove Grange</i>									
Total Resources Identified: 39									

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Forest Grove Downtown Historic District
Washington County, OR



Photo 1 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0001
Main Street, east side, looking northwest



Photo 2 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0002
Main Street, east side, looking west

**Forest Grove Downtown Historic District
Washington County, OR**



Photo 3 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0003
Main Street, east side, looking southwest



Photo 4 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0004
21st Street, north side, looking west

Forest Grove Downtown Historic District
Washington County, OR



Photo 5 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0005
Pacific Avenue, south side, looking south



Photo 6 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0006
First Church of Christ, Scientist, 1904 Pacific Ave, looking south

Forest Grove Downtown Historic District
Washington County, OR



Photo 7 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0007
Forest Theater, 1911-1923 Pacific Ave, looking north



Photo 8 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0008
Prickett House, 1920 Pacific Ave, looking south

Forest Grove Downtown Historic District
Washington County, OR



Photo 9 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0009
Knights of Pythias Building, 1924-1926 Pacific Ave, looking southeast



Photo 10 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_00010
First National Bank of Oregon Building, 2004 Main Street, looking northwest

Forest Grove Downtown Historic District
Washington County, OR



Photo 11 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0011
Johnson & Son Livery Building, 2000-2002 Pacific Ave, looking southeast



Photo 12 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0020
J.N. Hoffman Building, 2026 Pacific Ave, looking southeast

Forest Grove Downtown Historic District
Washington County, OR



Photo 13 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0013
Theatre in the Grove, 2028 Pacific Ave, looking south



Photo 14 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0014
American Legion Post No. 2 Building, 2003 21st Ave, looking northeast

**Forest Grove Downtown Historic District
Washington County, OR**



Photo 15 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0015
United Church of Christ, 2032 College Way, looking east



Photo 16 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0016
Masonic Holbrook Lodge No. 30, 2019 Main St, looking east

Forest Grove Downtown Historic District
Washington County, OR



Photo 17 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0017
Good Building, 2011-2019 Main St, looking east



Photo 18 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0018
Nixon Building, 2012-2016 Main St, looking west

**Forest Grove Downtown Historic District
Washington County, OR**



Photo 19 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0019
Anderson/Chowning Building, 2007-2011 Main St, looking east



Photo 20 of 20: OR_WashingtonCounty_ForestGroveDowntownHD_0020
Old College Hall, 2021 College Way, looking northeast